

LIGHT INDUSTRIAL / WORKSHOPS / STORAGE

KILROOT BUSINESS PARK LARNE ROAD CARRICKFERGUS BT38 7PR

Call: 028 93 43 83 32 - Email: info@kilroot.com



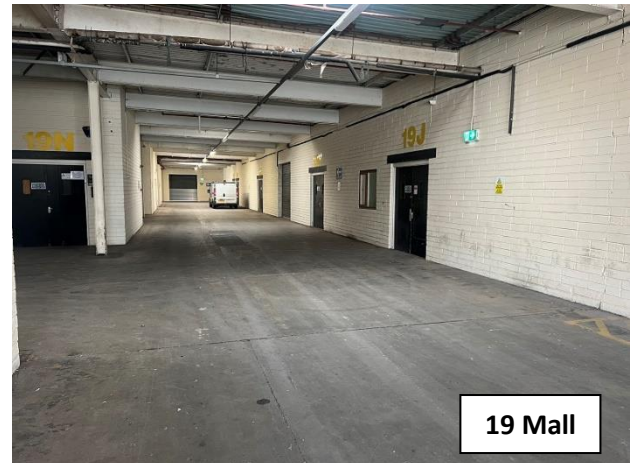
Finding the Right SPACE is Closer than you Think...!

Kilroot has over 700,000 sq ft of SPACE on an attractively landscaped 60-acre Park, ideally located just outside Carrickfergus, just 20 minutes' drive from both Belfast Docks and the Port of Larne, with On-Site Management, Manned Security, Extensive CCTV & Floodlighting

LIGHT INDUSTRIAL / WORKSHOP / STORAGE SPACE:

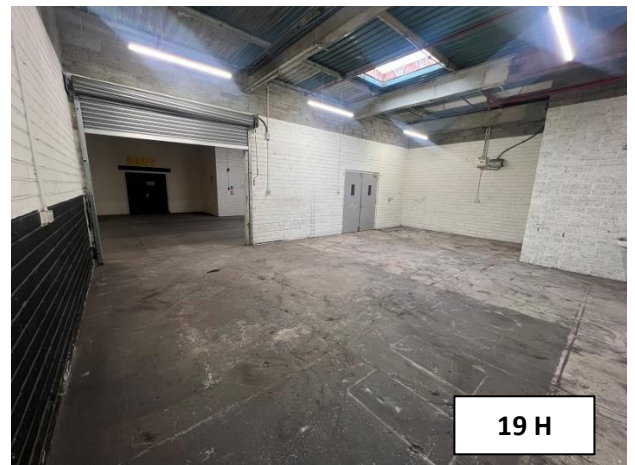
Unit 19H – c.691 sq ft -- Available Immediately

- Workshop / Storage Unit within the "19 Mall"
- Comprises workshop / storage unit with electric roller shutter & double door accesses, and concrete floor
- 3 Phase Electricity Supply available
- Rent: £4,500 pa + VAT / £375 + VAT per month
- Service Charge: Est. 65p per sq ft pa / £450 pa / c.£40 + VAT per month.
- Buildings Insurance Est. 21p psf pa / c.£145 pa
- Rates: NAV Est. £2,200. Est. Full Rates Payable 2024/25 c.£1,480 pa (Should Qualify for 25% SBRR)
- Minimum 3-year Lease Term
- EPC E109



Unit 19J – c.650 sq ft -- Available Immediately

- Workshop / Storage Unit within the "19 Mall"
- Comprises workshop / storage unit with double door access and concrete floor
- 3 Phase Electricity Supply installed
- Rent: £3,900 pa + VAT / £325 + VAT per month
- Service Charge: Est. 65p per sq ft pa / c.£425 pa / c.£35 + VAT per month.
- Buildings Insurance Est. 21p psf pa / £140 pa
- Rates: NAV Est. £2,000. Est. Full Rates Payable 2023/24 c.£1,350 pa (Should Qualify for 25% SBRR)
- Minimum 3-year Lease Term
- EPC E109

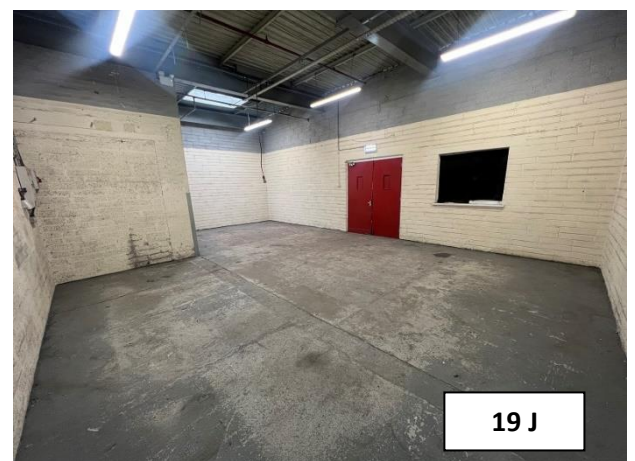


For Further Information or to Arrange a Viewing

Call: 028 93 43 83 32

Email: info@kilroot.com

NB: Neither of these units are suitable for Car Mechanics due to Mall Location and limited parking



Please Contact the Kilroot Estate Office for up-to-date availability and/or to arrange a viewing:

Tel 028 93 43 83 32 or Email info@kilroot.com