



**KILROOT
BUSINESS
PARK**

07456 416 088

info@kilroot.com

TO LET

**Business Space / Showroom / Offices
c. 1,175 sq ft (109 m²)**

**Unit 1F First Floor, Kilroot Business Park
Larne Road, Carrickfergus
Northern Ireland BT38 7PR**



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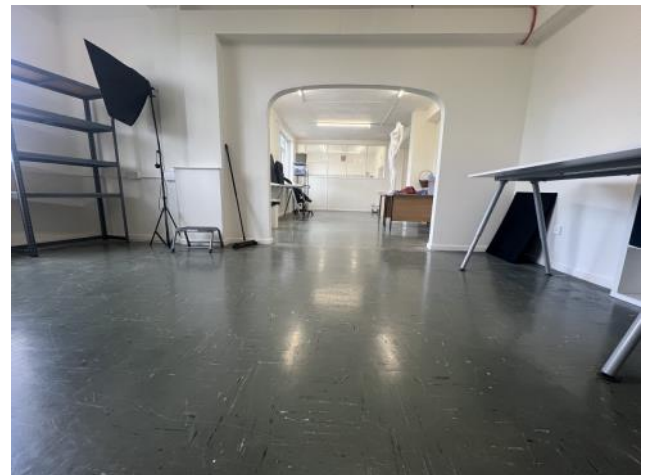
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Kilroot Business Park - Conveniently located mid-way between Belfast Docks and the Port of Larne, Kilroot Business Park in Carrickfergus has some 750,000 sq ft of industrial, warehousing, and business space on an attractive 60 acre landscaped site, with over 70 commercial tenants plus self-storage and outside storage facilities

- Manned Security, ANPR Vehicle Access Control, Extensive CCTV, New Floodlighting
- On-site Management Team @ Kilroot Estate Office
- On-Site Café
- Car parking
- Easy access to main road system - Belfast only 20 mins
- Home to major occupiers including Ryobi, IFS, Glenkrag, IPC, Hilton Meats, Bricam, Fairco Trade Frames

Unit 1F First Floor comprises a showroom / office unit with a total Net Internal Area of **c.1,175 ft² (c.109m²)** including showroom/office accommodation & kitchen. Common male & female WCs are located just outside the unit.

- Located on the first floor of Block 1 at the front of Kilroot Business Park adjacent to the long established Craftswoman Fabrics Shop. Suitable for a range of businesses, including Retail / Showroom, Offices, etc.
- **Showroom / Offices c.1,175 ft² (c.109 m²)**
- Passenger Lift
- Common Ladies & Gents WCs
- Excellent Natural Light
- New LED Lighting installed
- Available Immediately
- Rental - £6,500 + VAT pa / £542 + VAT per month
- Service Charge - current year estimate = 65p per ft² pa
- Buildings Insurance - 2023/24 = 21p per ft² pa
- Rates - NAV £5,300 - Full Rates Payable 2024/25 Estimated c.£3,563 pa (Valuation to be confirmed) - should qualify for 20% Small Business Rate Relief
- Lease Term - Minimum 3 years
- EPC - G169



For all Leasing Enquiries please contact The Kilroot Estate Office - +44(0)7456 416 088 / info@kilroot.com