

TRADE COUNTER / WORKSHOP / STORAGE

KILROOT BUSINESS PARK LARNE ROAD CARRICKFERGUS BT38 7PR

Call: 07456 416 088 - 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

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
- 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

TRADE COUNTER / WORKSHOP / STORAGE SPACE:

Unit 14 K/L – GIA: c.6,650 sq ft

- Accessed via 2 x roller shutter doors
- Substantial Outside Yard Space can be created
- Office Accommodation – 2 connecting offices totalling approx. 343 sq ft
- Storage / Workshop / Trade Counter Accommodation - NIA c.5,636 sq ft
- Plus WCs & Kitchen

Rent - £25,000 pa plus VAT

Service Charge – Currently 65p psf / £4,322.50 pa + VAT

Buildings Insurance – Currently c.£1,400 pa

Rates:

14L – NAV: £9,300 – Rates Payable 2024/5 Est £6,250pa (may be eligible for 20% SBRR)

14K – To be Confirmed

For Further Information or to Arrange a Viewing

Call: 07456 416 088

Email: info@kilroot.com



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

Tel 07456 416 088 or Email info@kilroot.com