

TRADE COUNTER / WORKSHOP / STORAGE SPACE

KILROOT BUSINESS PARK, LARNE ROAD, CARRICKFERGUS BT38 7PR

Call: 07456 416 088 - Email: info@kilroot.com



TO LET

Units 14K / 14L Kilroot Business Park

Currently One Unit, but could be Split and Let as One or Two Units:

c.6,650 sq ft – or c.3,300 sq ft / c.3,350 sq ft

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, Hallgruppen, Hilton Meats, Bricam, Fairco Trade Frames

TRADE COUNTER / WORKSHOP / STORAGE SPACE:

Unit 14 K **GIA: c.3,300 sq ft**
Unit 14 L **GIA : c.3,350 sq ft**
14K/L Combined **GIA: c.6,650 sq ft**

- Storage / Workshop / Trade Counter Accommodation
- Accessed via 2 x roller shutter doors
- Substantial Outside Yard Space can be created
- Office Accommodation – 14L has 2 connecting offices totalling approx. 343 sq ft plus WCs & Kitchen

Rent:

14K £13,200 pa plus VAT
14L £14,000 pa plus VAT
14K/L £25,000 pa plus VAT

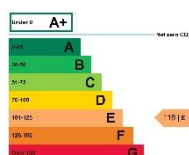
Service Charge: Currently 65p per sq ft + VAT pa
Buildings Insurance: Currently 21p per sq ft +VAT pa

Rates:

14K – NAV: £8,450 - Rates Payable 2024/5 Est £5,680pa (may be eligible for 20% SBRR)
14L – NAV: £9,300 – Rates Payable 2024/5 Est £6,250pa (may be eligible for 20% SBRR)

Lease Term: Minimum 3 Years

EPC: E 116



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