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FOR SALE

Ballyloran Industrial Estate, Ballyboley Road, Larne BT40 2SY

Industrial investment extending to c. 2,430 sq m (26,161 sq ft) on a self contained c. 2.9 acre site

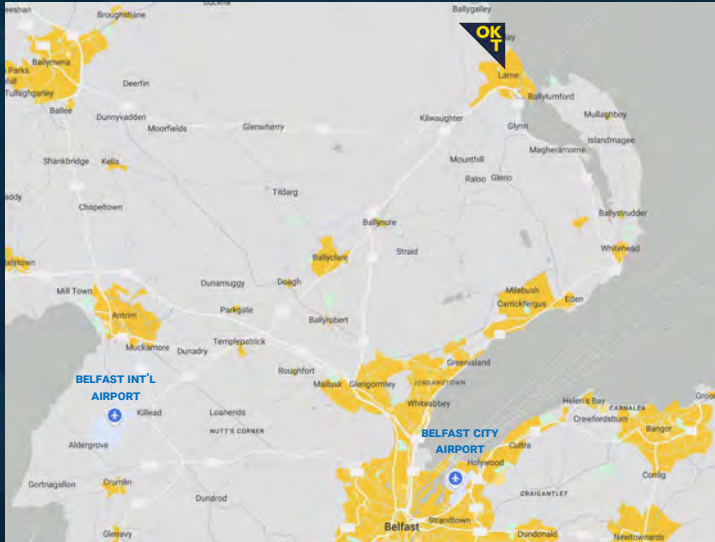
LOCATION

Larne which has a district population of c. 30,000 persons, is a busy provincial town on the eastern coast of Co. Antrim c. 25 miles north of Belfast and c. 20 miles east of Ballymena. It accommodates one of the Province's busiest ro-ro ports with up to 38 ferry arrivals / departures daily to Scotland and England providing freight and domestic services with both traditional and fast ferries.

The subject property is located on the Ballyboley Road, in an established industrial location c. 1 mile from the centre of Larne, c. 2 miles from the Port of Larne and c. 22 miles from Belfast.

Neighbouring occupiers include:

Caterpillar
Larne MOT Centre
Lowes of Larne



DESCRIPTION

The subject comprises of a modern industrial estate that extends to 26,161 sq. ft on a c. 2.9-acre site.

The estate comprises of 3 standalone industrial properties and a 2-storey office building.

The warehouses are of a steel portal frame construction with an eaves height of 5 metres, double skinned insulated roofs that benefit from translucent light panels and screed concrete flooring.

Warehouse 4A benefits from 6 No. electric roller shutter doors; **Warehouses 4B** benefits from 2 No. electric roller shutter doors and 1 No. loading bay and **Warehouse 4C** also benefits from 2 No. electric roller shutter doors and 1 No. loading bay.

Externally the property benefits from generous yard and marshalling space.

The **office accommodation** is finished to an excellent standard to include double glazed windows, plastered / painted walls with a mix of open plan and private offices.



C. 17 MINS DRIVE (VIA A8)
FROM M2 MOTORWAY
Giving excellent access to
the wider Province



C. 6 MINS DRIVE
FROM LARNE PORT and
c. 30 mins drive FROM
BELFAST PORT



C. 30 MINS DRIVE
FROM BELFAST CITY
AIRPORT and c. 30 mins
drive FROM BELFAST
INTERNATIONAL AIRPORT



MODERN INDUSTRIAL
ESTATE EXTENDING TO
C. 26,161 SQ FT

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
UNIT 4A (5m Eaves)		
Warehouse	1,198	12,895
UNIT 4B (5m Eaves)		
Warehouse	658.1	7,084
Ground Floor Offices	47.1	507
First Floor Storage	20.2	217
	725.4	7,808
UNIT 4C		
Warehouse	289.1	3,112
Office / WC / Canteen	108.9	1,172
	398	4,284
OFFICES		
Ground Floor	51	549
First Floor	58	624
	109	1,173
TOTAL ACCOMMODATION	2,430.4	26,161



TENANCY DETAILS

- WAREHOUSE 4A: VACANT
- WAREHOUSE 4B: LET (on rolling month to month contract)
- WAREHOUSE 4C: LET (on rolling month to month contract)
- OFFICES: PART LET (on rolling month to month contract)
- TRAILER PARK: LET (on rolling month to month contract)

Further details on tenancies – available on request



Customer Due Diligence: As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksl/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.



Ballyloran Industrial Estate

Ballyboley Road, Larne BT40 2SY

Industrial investment

SALES DETAILS

PRICE: Offers over £1,200,000
TITLE: Assumed freehold

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

VAT

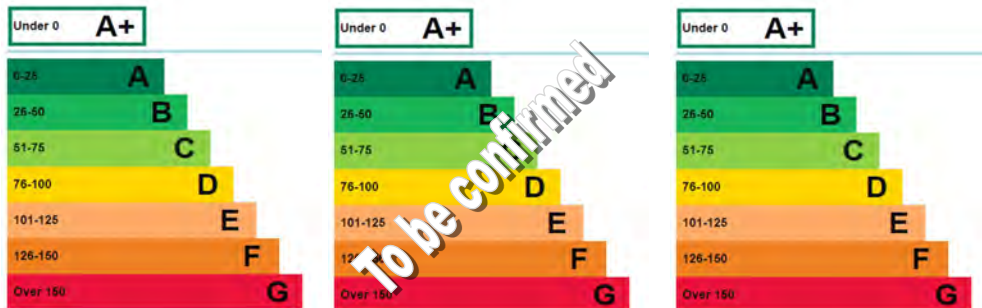
All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (ESTIMATED RATES PAYABLE)

UNIT 4A	£34,200	(£22,996.59)
UNIT 4B	£20,700	(£13,918.99)
UNIT 4C	£11,500	(£7,732.77)
FIRST FLOOR OFFICES	£6,600	(£4,437.94)

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

EPC INFORMATION



FURTHER INFORMATION



For further information / viewing arrangements

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.