

# WAREHOUSE TO LET

1 BALLYHAMPTON ROAD, LARNE BT40 2ST

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**CBRE NI**  
PART OF THE AFFILIATE NETWORK





# WAREHOUSE TO LET

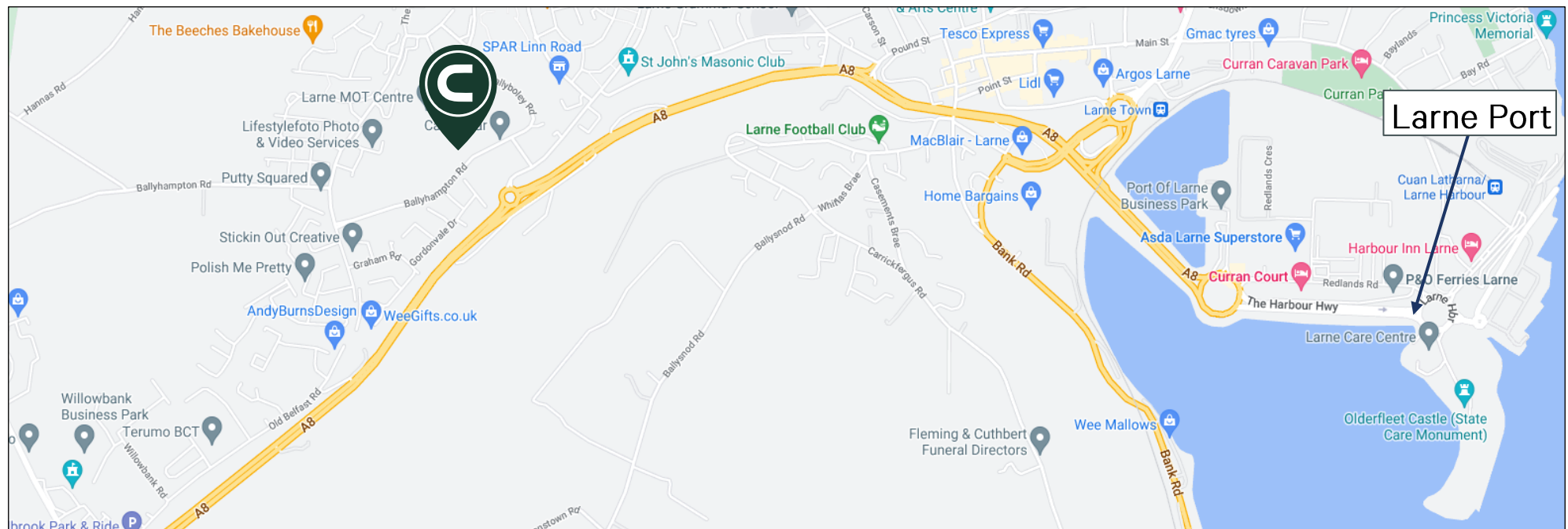
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## Key Benefits

- Unit 1 provides 46,391 sq ft of warehouse accommodation.
- Secure site.
- Eaves height of approx. 5m.
- 4 No. dock levellers.
- 2 miles from Larne Port

## Location

The subject property is located on Ballyhampton Road, Larne. The location provides an ease of access to the A8 Ballymena Road and Belfast Road. The Larne harbour is situated 2 miles from the premises and serves a passenger and vehicle ferry port from Larne to Cairnryan, Scotland. The subject property is 21 miles from the Belfast International Airport and 23 miles from the Belfast City Airport.



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## Description

The subject property comprises of approximately 106,941 sq ft of warehouse accommodation on a secure site extending to approximately 9.36 acres. Unit 1 extends to 46,391 sq ft and comprises of a warehouse with a small portion of ancillary/office accommodation. The site is secured by a barrier access system with a security hut in place.

The warehouse is of a steel portal frame construction with finished to include external cladding and brickwork to the lower section. The unit benefits from 4 no. dock levellers and an eaves height of approx. 4.9m.

Sub-division of the overall warehouse totalling 46,391 available To Let on a short-term basis.

## Lease Details

Rent	POA
Term	Short-term
Repairs/Insurance	Full repairing and insuring basis

## VAT

All prices are quoted exclusive of VAT, which may be payable.

## Rateable Value

We have been advised by Land and Property Services that the estimated rates payable is £1.26.

## Accommodation

Area	Sq Ft	Sq M
Unit 1	46,391	4,310

## AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

## EPC

A copy of the EPC certificate is provided below and can be made available upon request.



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## Floor Plan



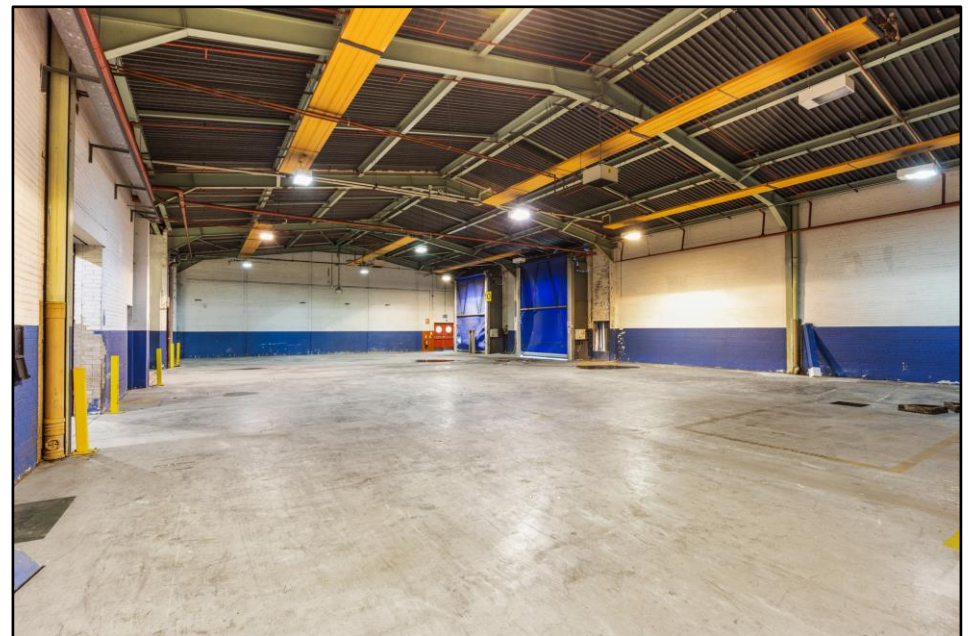
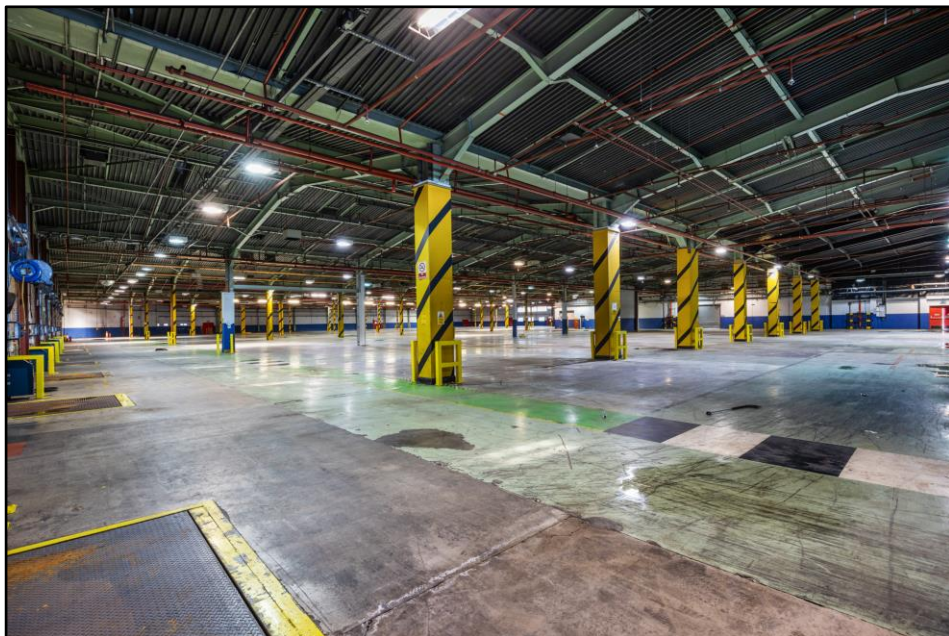
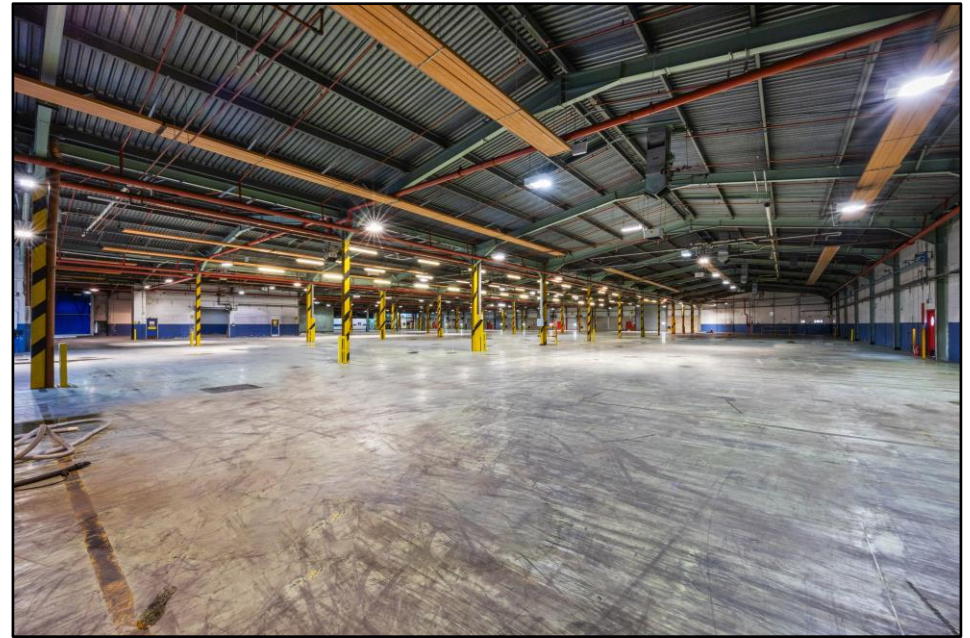
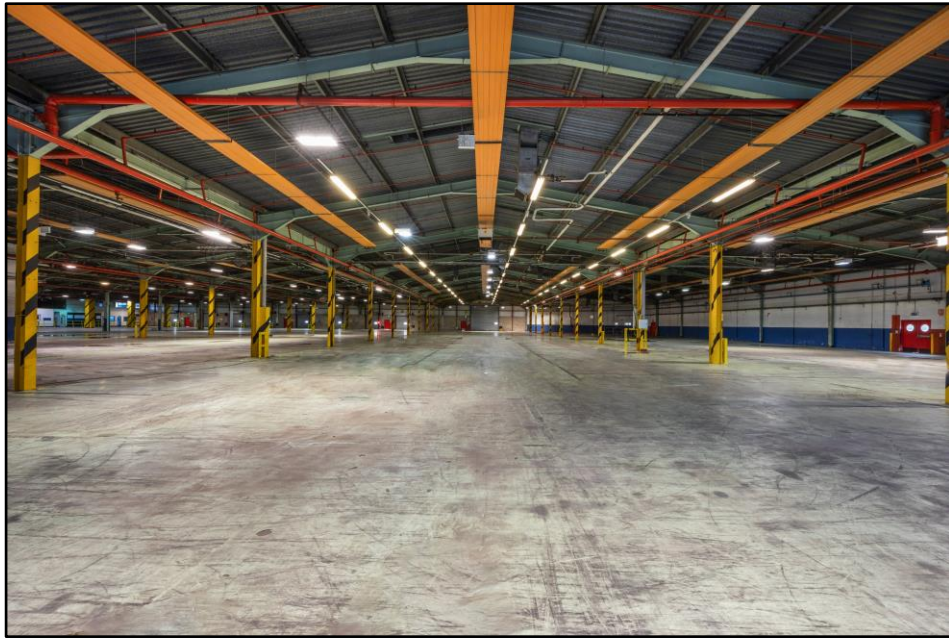
Schedule Of Areas (sqft)			
Unit No.	Gnd	1st.	Total
1	45,412	979	46,391
2	59,610	N/A	59,610



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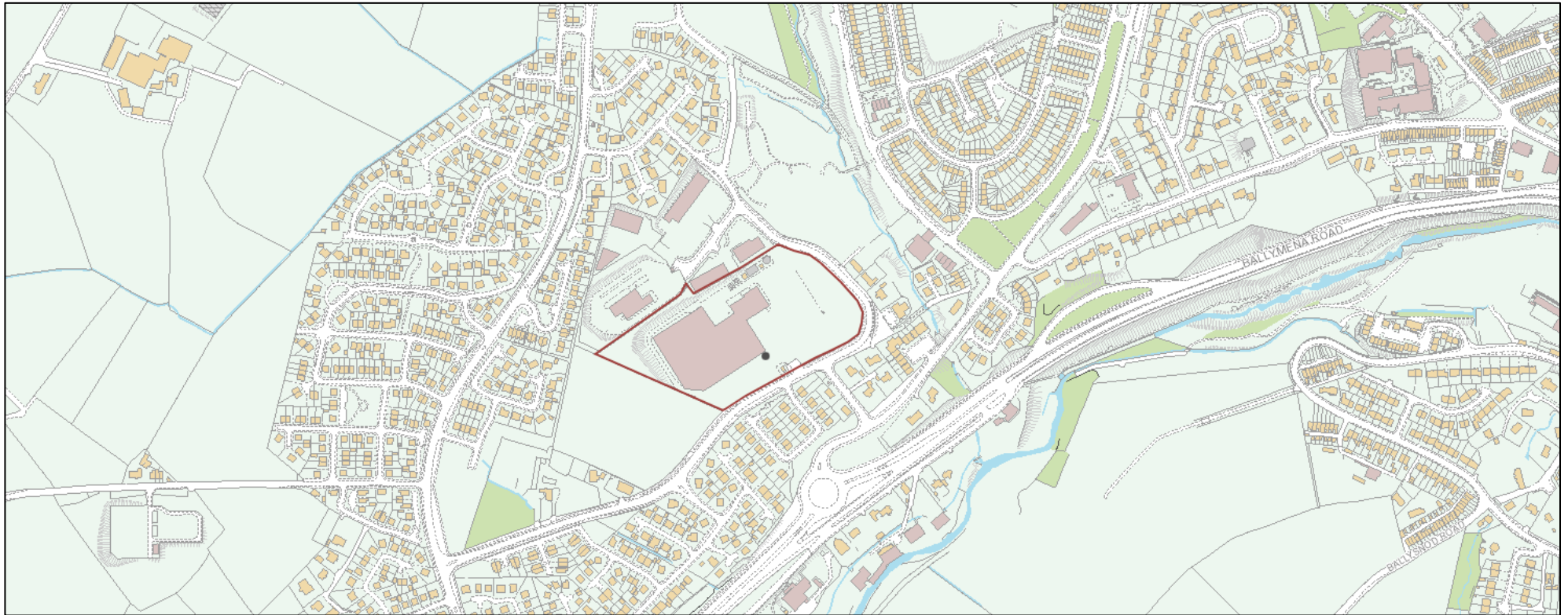




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\*Boundaries are for indicative purposes only.

## Contact Us – Joint Agents

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