

**TO LET**



## Excellent Warehouse Accommodation of 46,391 sq.ft

Unit 1  
1 Ballyhampton Road  
Larne  
BT40 2ST

- Situated on an impressive c. 9.36 acre site.
- 2 miles from Larne Port.
- Available on a short-term basis.

## 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.



## DESCRIPTION

The subject property comprises of approximately 106,941 sq ft of warehouse accommodation on a site extending to approximately 9.36 acres. The property comprises of a large warehouse with a small portion of ancillary/office accommodation. There is parking capacity for approximately 75 lorries and the site is secured by a barrier access system with a security hut in place.

The warehouse is of a steel portal frame construction, finished to include external cladding and brickwork to the lower section. The property benefits from 8 no. dock levellers and a further 4 no. electric roller shutter doors with an eaves height of approx. 4.9m.

## TITLE

Assumed freehold or long leasehold subject to a nominal ground rent.



## ACCOMMODATION

The accommodation is as set out below:

Accommodation	Sq Ft	Sq M
Warehouse	46,391	4,310

## RATES

We have been advised by Land & Property Services of the following:-

Net Annual Value: £201,000

Rate in £ 24/25: 0.672415

Estimated rates payable per sq ft: £1.26

Interested parties are advised to make their own enquiry into rates directly with Land & Property Services.

## VAT

All prices and outgoings stated are exclusive of VAT, which will be chargeable.

## SITE AREA

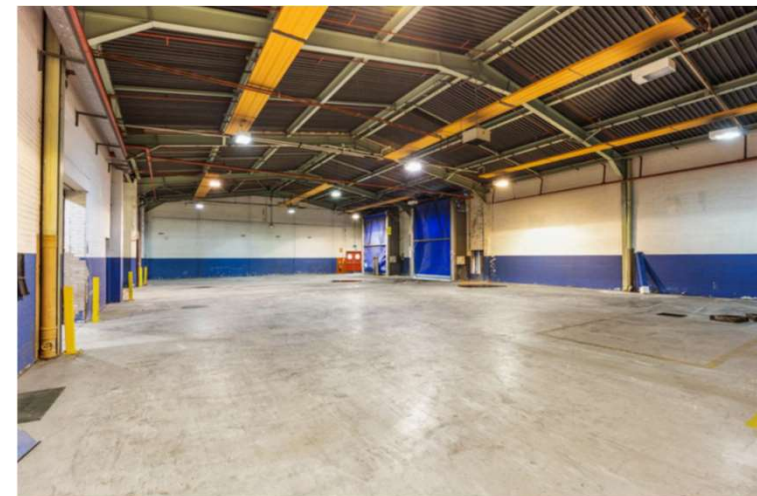
The site extends to c.9.36 acres.



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McConnell

JLL Alliance Partner

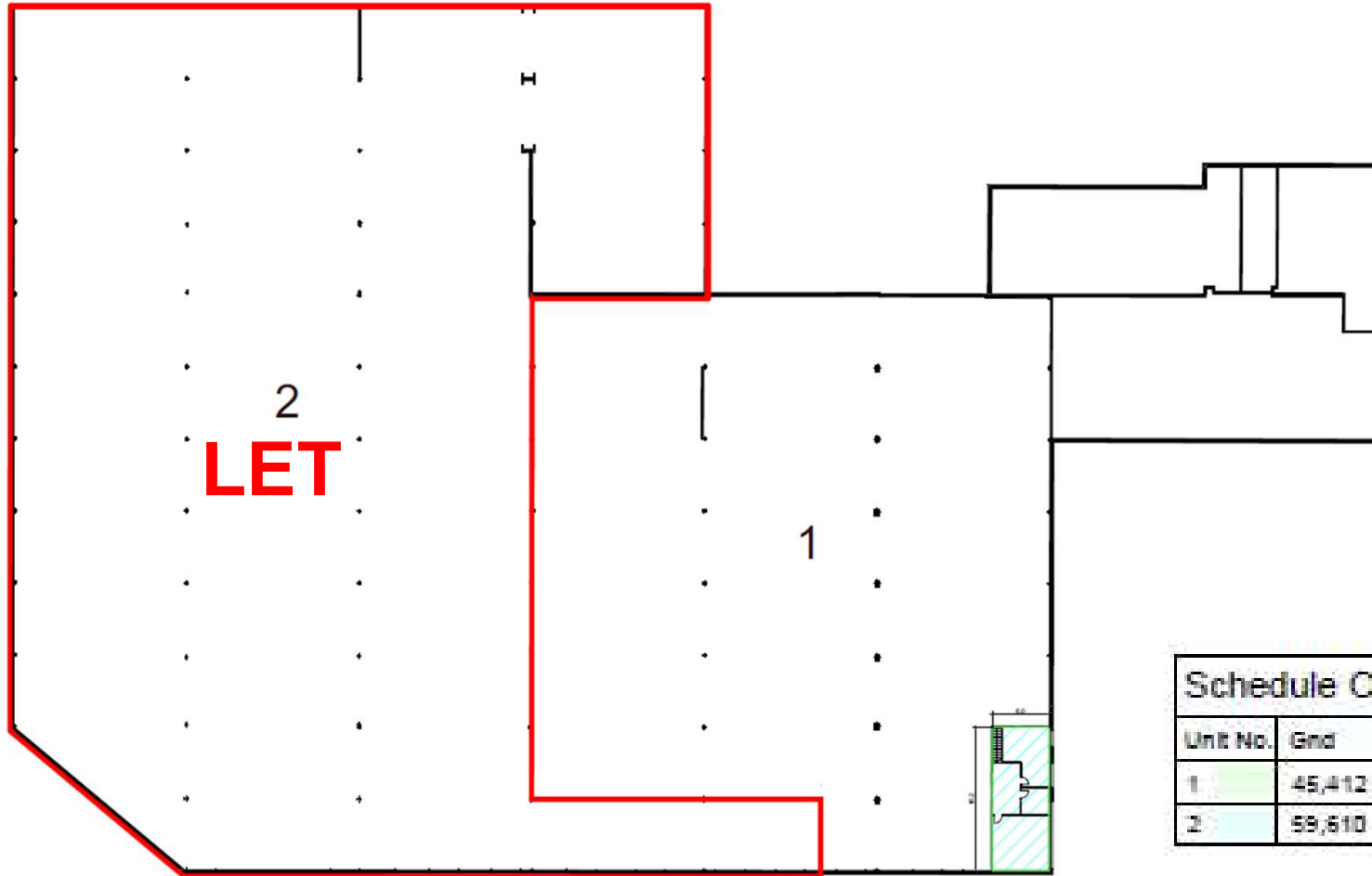


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## POTENTIAL SUBDIVISION OF SPACE



Unit No.	Grnd	1st.	Total
1	45,412	979	46,391
2	59,610	N/A	59,610

## LEASING TERMS

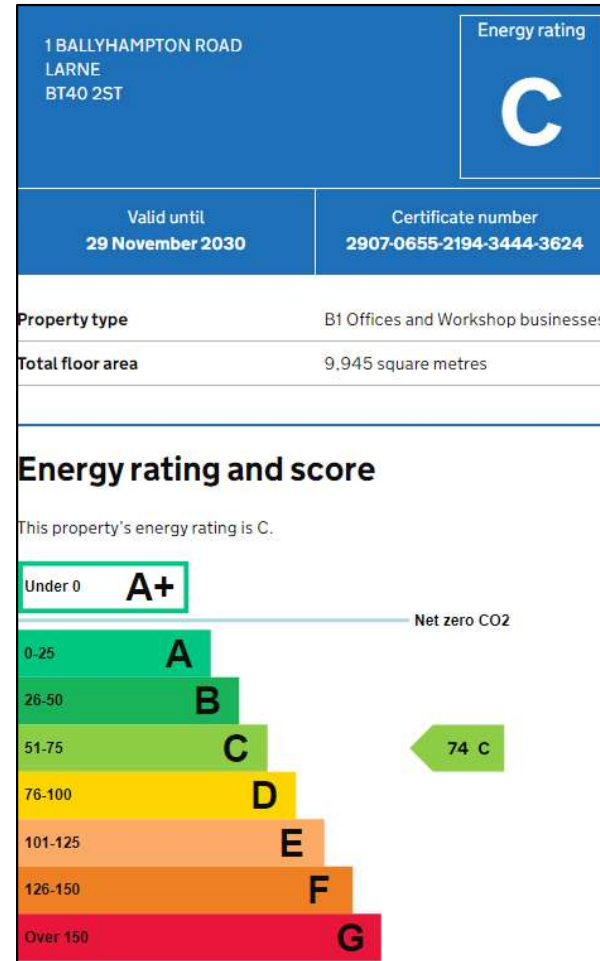
By negotiation. Please contact the agents for further details.



## EPC

The unit has achieved an Energy Performance Certificate of 74C

Contact agent for copy of full certificates.



## LOCATION



### 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/ukxi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McConnell Property. 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.

## VIEWING

For further information or to arrange a viewing, please contact:

# McConnell

 JLL Alliance Partner

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## CBRE NI

PART OF THE AFFILIATE NETWORK

Or our Joint Agents, CBRE NI

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