



FOR SALE / TO LET
100,000 sq ft warehousing D&B Opportunity

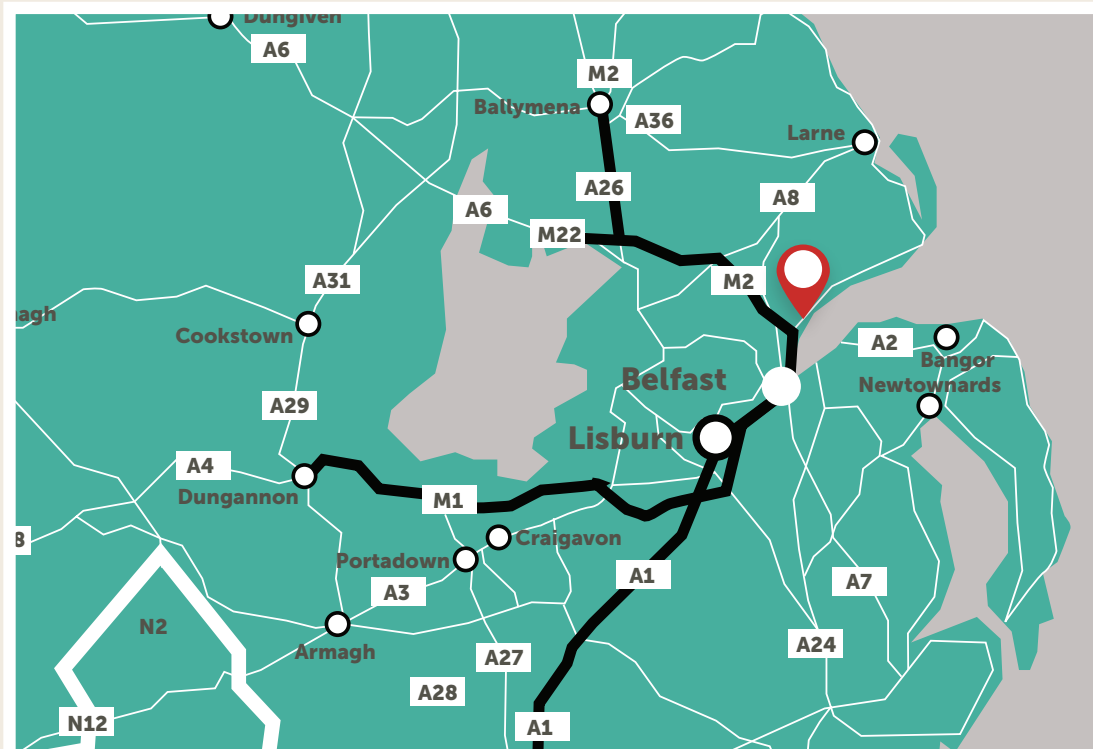
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LOCATION

The subject properties are located within Shore Commercial Park which is situated on the Belfast side of Carrickfergus in a highly prominent location.

Shore Commercial Park is strategically located 10 miles from Belfast City Centre, 9 miles from the Port of Belfast and 14 miles from the Port of Larne. Furthermore, both Belfast International and George Best Airports are easily accessible, and the surrounding road network is excellent with close proximity to the A2 dual carriageway.



Excellent proximity to
A2 dual carriageway



10 miles from city centre



14 miles from Larne Port
9 miles from Belfast Port



Easy access to Belfast
International Airport
and George Best
Belfast City Airport

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McConnell  JLL Alliance Partner

CBRE NI
PART OF THE AFFILIATE NETWORK



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ACCOMMODATION

The accommodation shall comprise approximately 92,000 sq ft of warehousing and 6,500 sq ft of offices, as well as plant areas. There shall also be 97 No. car parking spaces available on-site for employees and visitors.



10 Dock Levellers



4 Level Access Doors



12m Eaves

SIGNAGE



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SITUATION

PLANNING

LA02/2023/1234/F - Full planning permission for the erection of a distribution centre within use class B4 (storage/distribution) including a warehouse with ancillary offices and car parking.

SITE AREA

The site extends to approximately 8.2 acres.



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SUMMARY

Sale Details

On application

Rent Details

On application

VAT

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

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.



line shown for indicative purposes only

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