



TO LET

New Trade Counter / Light Industrial Units
c.4,500 sq ft – 20,000 sq ft

SHORE COMMERCIAL PARK, CARRICKFERGUS, BT38 8PH

McConnell



CBRE NI
PART OF THE AFFILIATE NETWORK

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McConnell JLL Alliance Partner

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Site Location Plan

Units ranging from 4,500 to 7,000 sq ft in size individually however, multiple units can be combined should further space be required.

Each unit will be finished to a high standard to meet an end users desired specification; the 7 units range from 4,500 to 7,000 sq ft in size individually however, multiple units can be combined should further space be required. Internally, the units can be finished to include warehousing, trade counter, open plan office space and meeting rooms as well as a mezzanine level if necessary.

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.

Occupiers in the immediate area include Marks and Spencer, Lidl and a new Home Bargains store currently under construction.



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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Description

The subject properties will comprise of No. 7 excellent new build light industrial / business units with generous 6 meter clearance to the eaves, level access doors and a mix of block and composite cladding to the walls and a pitched roof.

The development can accommodate up to 16 commercial vehicles and 96 car parking spaces shared between the units. Planning has been approved for the development under the application, LA02/2022/0814/F.



LEVEL ACCESS DOORS



6M ROOF EAVES
HEIGHT



96 CAR PARKING SPACES



16 COMMERCIAL
VEHICLES SPACES



Specification

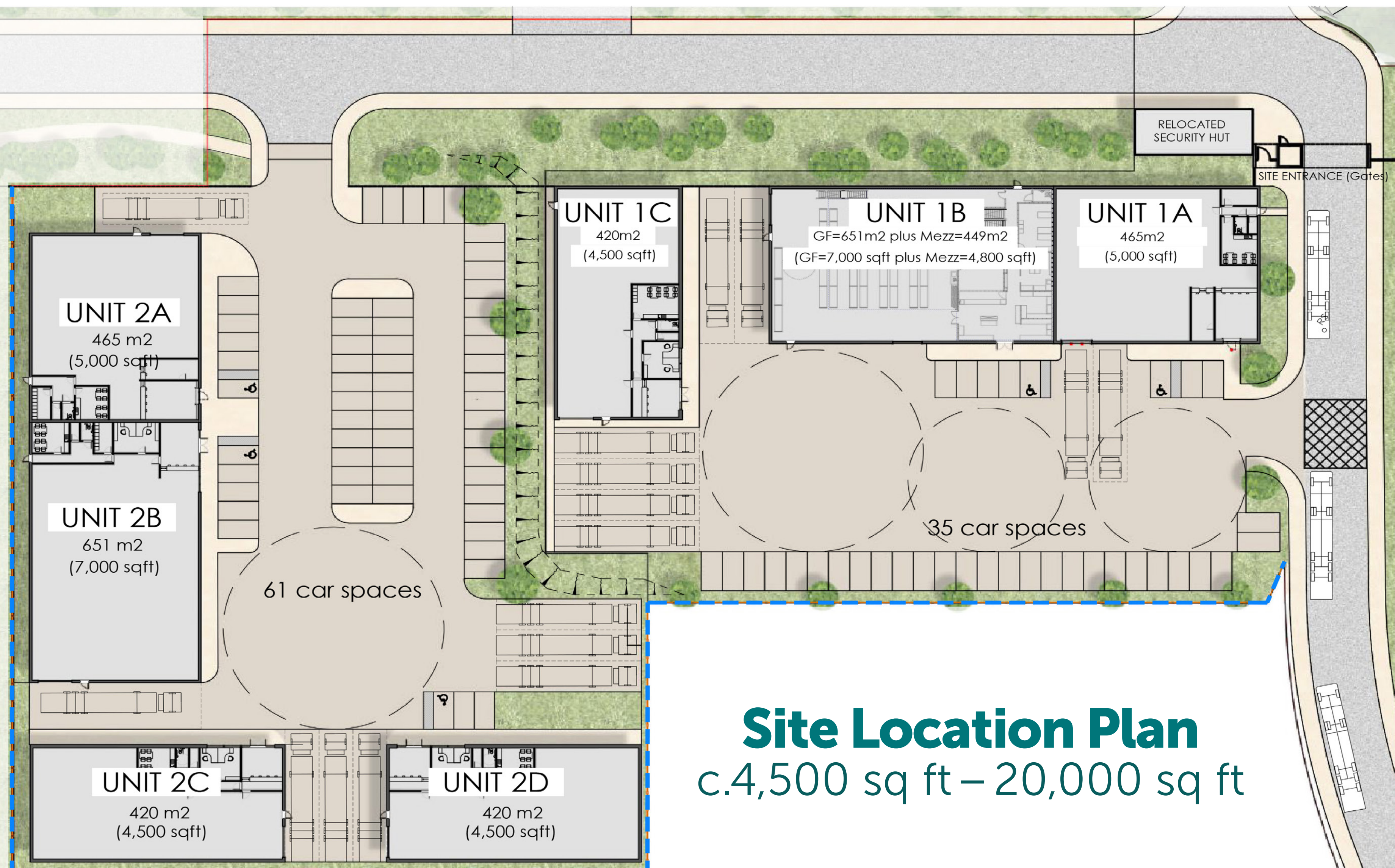
- Steel portal frame.
- Mix of engineering bricks and metal cladding to the walls.
- Roller shutter doors.
- 6 meters eaves height.
- 3 Phase power throughout.
- LED lighting internally throughout.
- 96 car parking spaces across the site.
- Further space to accommodate 16 no. large commercial vehicles and further yard space for turn circles.

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For further information please contact the joint letting agents.

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* Boundry line for indicative purpose only

