



SLOEFIELD PARK, TROOPERSLANE INDUSTRIAL ESTATE, CARRICKFERGUS, BT38 8GR

COMING SOON: Excellent new build light industrial units from 5,000 – 35,525 sq ft
(Please note: The image above is for indicative purposes only, the site is still to be developed.)

TO LET

Lisney

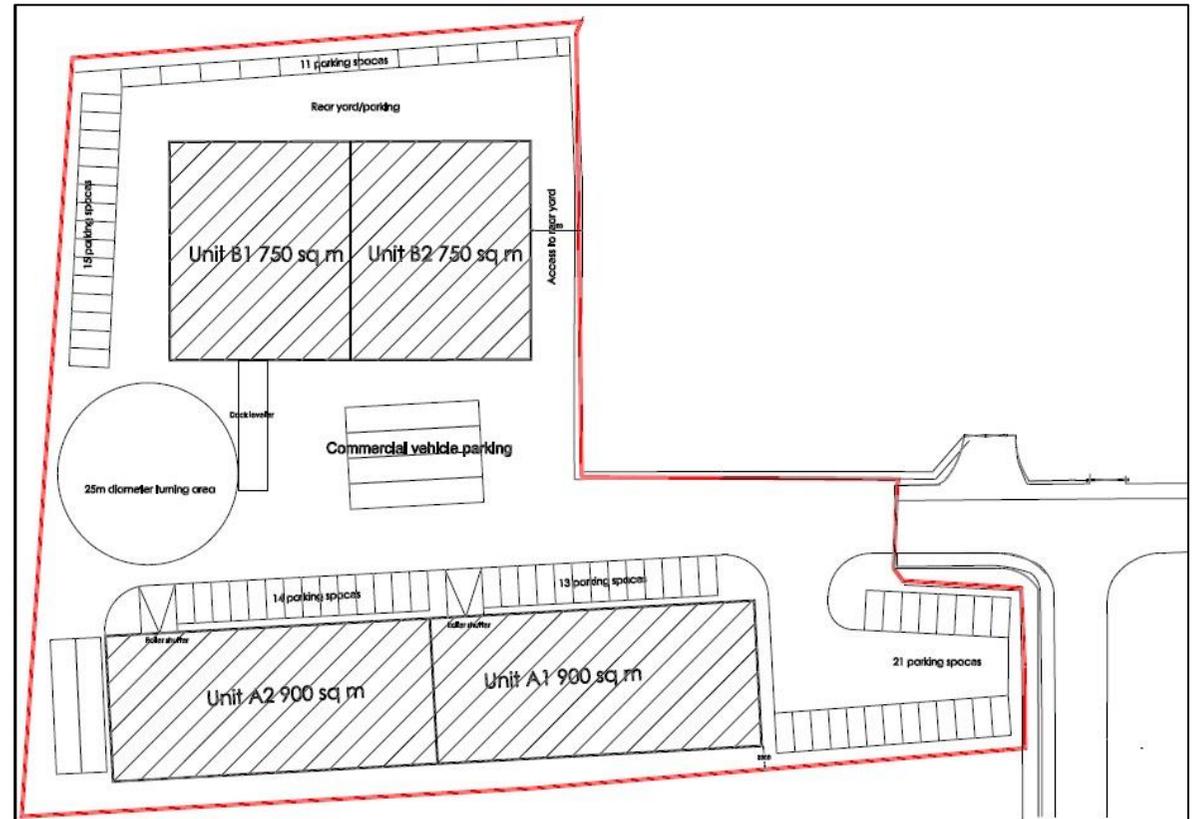
Features

- Excellent new build light industrial units.
- From 5,000 – 35,525 sq ft.
- Total site c. 2.55 acres.
- Opportunity to design a unit/s to exact tenant specification.
- 74 on site car parking spaces.
- Fantastic location with good access to the main A2 and wider Motorway network.

Location

Sloefield Park is approximately 1 mile West of Carrickfergus town centre and 11 miles north east of Belfast city centre. The location benefits from excellent road linkages to the A2 and M5 motorway to Belfast and the M2 to the north and M1 to the south and west.

Other well-known occupiers in the vicinity include Ryobi, Mauds, Douglas and Graham and McCue, Pollock Lifts, Nectar Ltd and W G Buchanan.

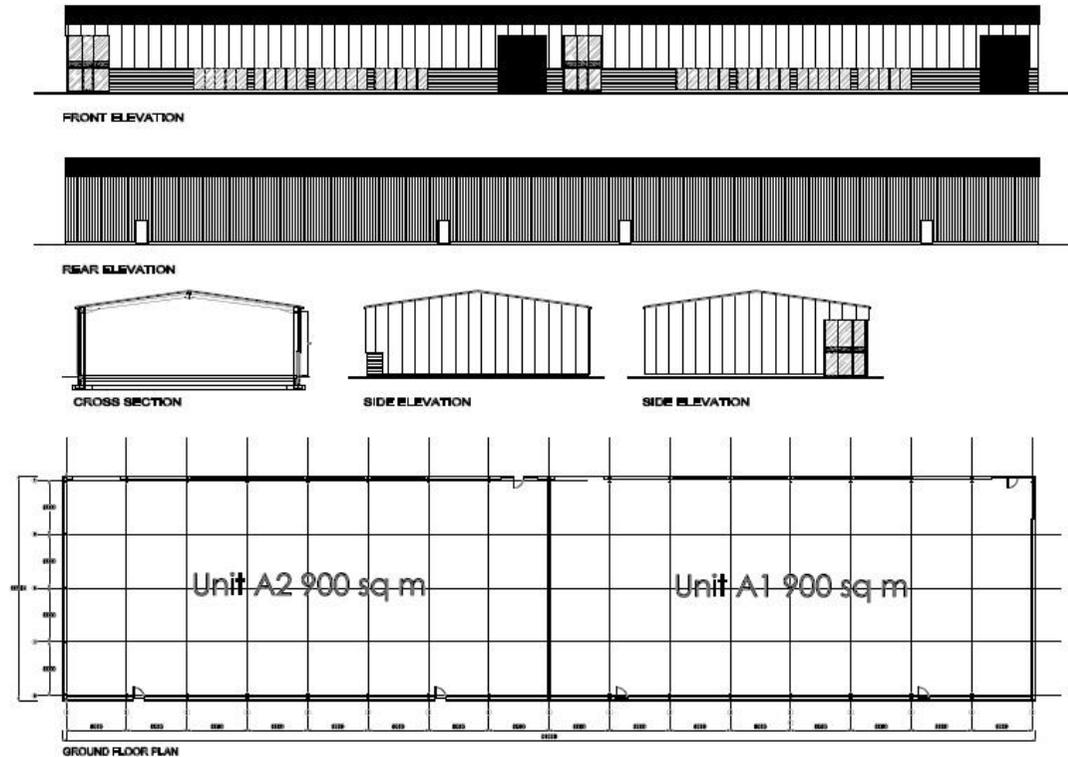


Description

Access to the Park will be via double gates leading to a tarmac parking area and the entire site will be surrounded by palisade fencing.

The units, upon completion, will comprise:

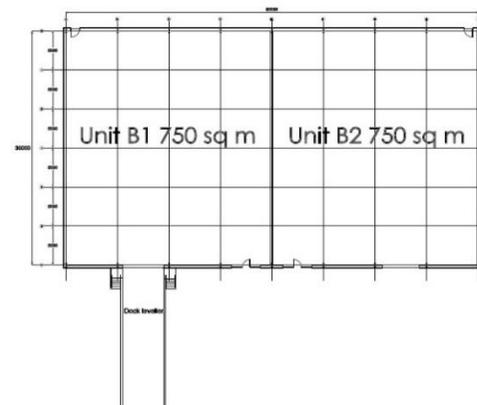
- Steel portal frame construction with Profile metal clad roof and walls.
- There is potential for a corner glazed double height entrance visible upon entering the business park.
- Double glazed windows to the ground and first floor level at front elevation.
- 8m eaves height.
- Electrically operated ground level & dock leveller roller shutter doors.
- Designed to accommodate a mezzanine level (subject to necessary consents).
- W.C facilities.
- 74 on site car parking spaces.
- Bespoke tenant specifications available, subject to agreement.



Accommodation

The accommodation can be designed specifically to suit individual tenants needs but a maximum of 4 units, as follows.

- Unit A1 900 sq m / 9,688 sq ft
- Unit A2 900 sq m / 9,688 sq ft
- Unit B1 750 sq m / 8,073 sq ft
- Unit B2 750 sq m / 8,073 sq ft





Rent

On Application

Lease Terms

A new lease on Full Repairing and Insuring terms to incorporate Service Charges and buildings insurance is available.

Rates

To be assessed upon completion.

VAT

All prices and outgoings are exclusive of, but may be liable to, VAT.

Contact

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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/uksi/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 Lisney.

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.

The directors of Lisney for themselves and for the vendors or lesser 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 intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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 the Directors of Lisney has any authority to make or give a representation or warranty whatever in relation to the property.