



TO LET

SLOEFIELD BUSINESS PARK, 1 SLOEFIELD DRIVE, CARRICKFERGUS, BT38 8GX
MODERN SELF-CONTAINED OFFICE SUITE OF C. 1,800 SQ.FT. WITH ON-SITE PARKING

Lisney

Features

- Excellent self-contained office suite.
- Comprising c. 1,800 Sq.Ft.
- On-site car parking.
- Excellent access from the Motorway network.

Location

Sloefield Business Park is approximately 1 mile West of Carrickfergus town centre and 11 miles north east of Belfast city centre.

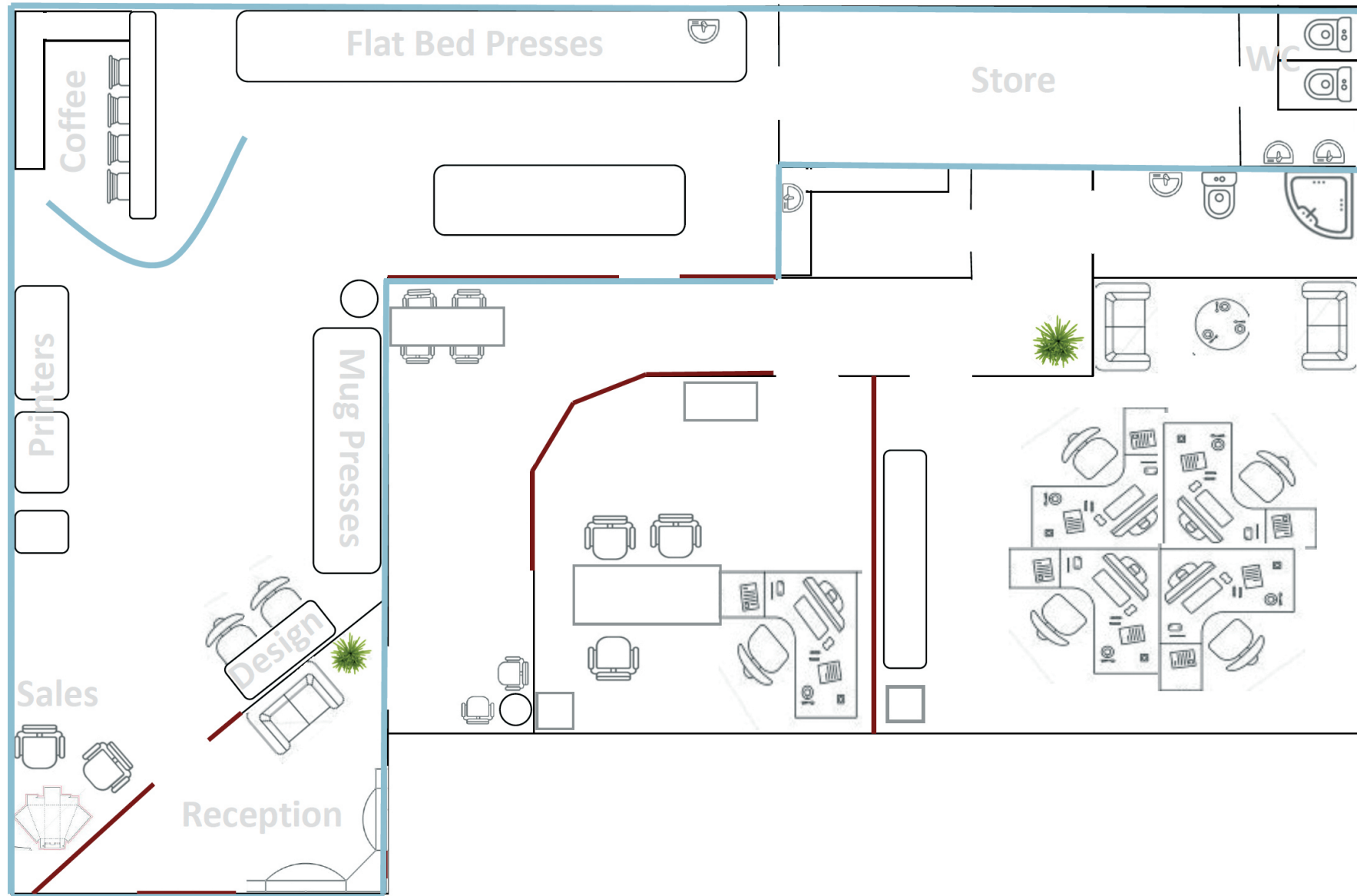
Commercial activity is predominantly located to the south west of the town centre in the Trooperslane Industrial Estate/Sloefield Drive area which is just off the main Belfast Road.

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 and within walking distance to the nearby train station Trooperslane.

Occupiers located within the general area include Pollock Lifts, Nectar International, Mauds, Douglas and Graham, Yelo and Ryobi.







Description

The property comprises an entrance hallway /reception, a number of individual offices and meeting /board room and flexible accommodation including a spacious open plan design suite and breakout zone, a kitchen and a further tea point.

The property is fitted to include:

- Carpeted/Linoleum flooring
- Plaster painted walls
- Suspended ceiling
- LED and Recessed Lighting
- Electric wall heaters
- W.C and Disabled W.C
- Shower
- Fire Alarm system

Accommodation

1,800 Sq.Ft. approximately.

Rent

£19,000 per annum exclusive.

Term

By way of negotiation.

Repairs & Insurance

The space will be let on effective full repairing and insuring terms by way of service charge recovery.

Service Charge

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, insurance, security and upkeep of common areas.

The current service charge for the year 2021/22 is approximately £420.00 per annum exclusive.

The current buildings insurance for the year 2021/22 is approximately £150.00 per annum exclusive.

EPC

The property currently has an EPC of E107. A full certificate is available upon request.

Rates

To be reassessed upon occupation.

Value Added Tax

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

Contact

Strictly by appointment with the Letting agent. For further information please contact:

Andrew Gawley

028 9050 1552 / 079 17007 522

agawley@lisney.com

Further information is available at www.lisney.com

This property's current energy rating is E.

