



TO LET

SOUTH CAMPUS, OLD GLENARM ROAD, LARNE, BT40 IEG

INDUSTRIAL FACILITY OFFERING QUALITY WAREHOUSE AND OFFICE ACCOMMODATION WITH EXCELLENT CAR PARKING.

Lisney

Features

- ◆ Eaves heights of up to c. 13 metres and accommodation of up to 170,000 sq ft
- ◆ Close proximity to motorway networks, major airports and Larne/Belfast ports
- ◆ Space available in a range of sizes and configurations

Location

South Campus benefits from good frontage onto the Old Glenarm Road providing easy access to the A8 dual carriageway towards Belfast City Centre and both Belfast Airports as well as the ports at Belfast and Larne.

- ◆ 1 miles to Larne Port
- ◆ 23 miles to Belfast City Centre
- ◆ 23 miles to Belfast Port
- ◆ 23 miles to Belfast International Airport
- ◆ 26 miles to Belfast City Airport

Larne Port is Northern Ireland's second largest port, facilitating both commercial freight and private vehicles. The port handles over 300,000 freight units each year as well as 220,000 tourist vehicles and 845,000 passengers.

Description

South Campus provides over 170,000 sq ft of built accommodation across a number of high specification buildings which will suit a range of occupiers.

The property offers a wide range of industrial units with ancillary office space in varying sizes and configurations as well as secure hardstanding and 400+ car parking spaces.

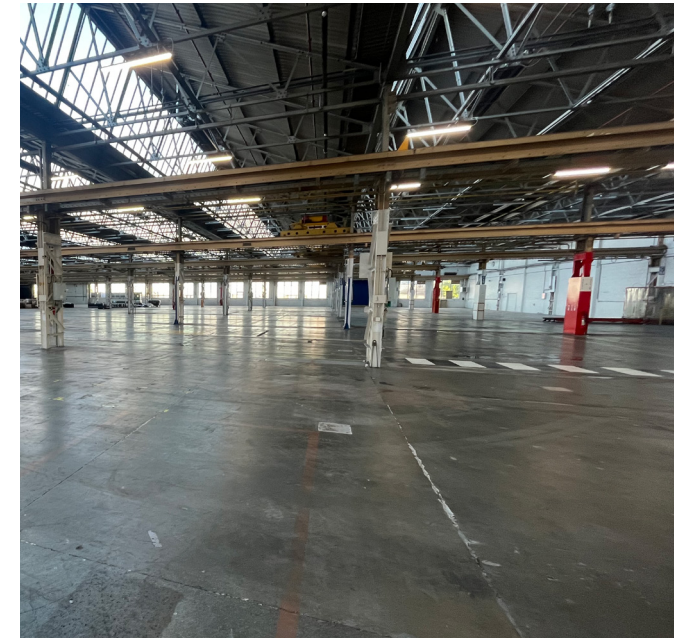
The units benefit from a range of features including eaves of up to c. 13 metres, multiple dock levellers and gantry cranes with capacity of up to 15 tonnes.

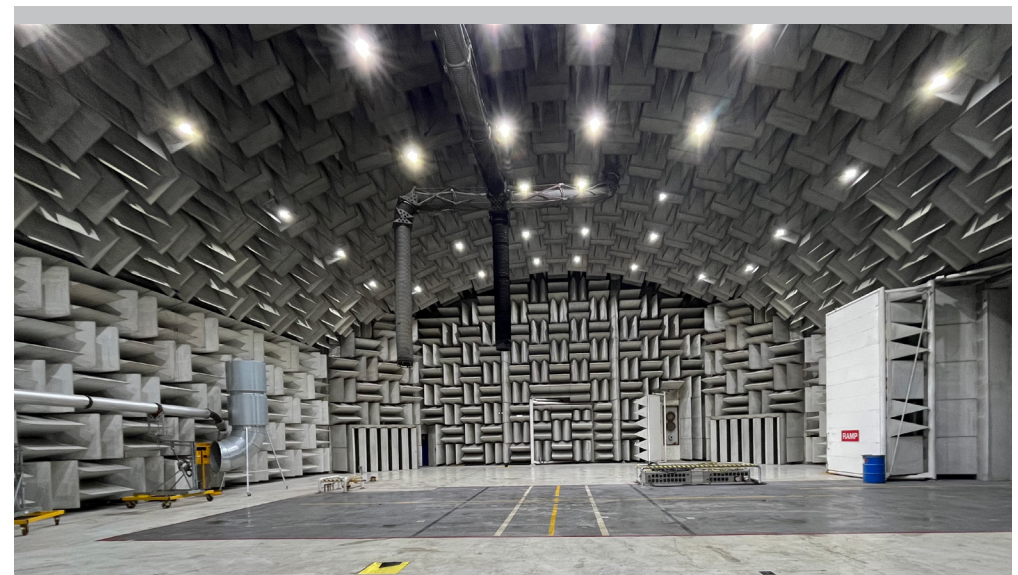
Lease Details

- Rent: Please contact the agent
- Term: By negotiation
- Repairs: Tenants are responsible internal repairs and external repairs (by way of Service Charge)
- Service Charge: A Service Charge will be levied to cover the cost of services such as security, estate management, maintenance of common areas etc.
- Insurance: Tenants will be responsible for reimbursing the Landlord with the cost of the insurance premium for their unit

Accommodation

UNIT	AREA (Sq Ft)	EAVES (m)
1	71,000	6.5
2	65,500	13.4
3	5,300	4.5
4	10,480	5.5
5	2,100	3
7	13,900	10
8	3,100	4.6
9	2,060	4.5







Rates Payable

Please contact the agent for further information.

Value Added Tax

We are advised that the subject property is VAT registered and therefore VAT will be charged in addition to the rent.

Contact

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

Jonathan Haughey

028 9050 1540 / 07718 571 498

jhaughey@lisney.com

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 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>.

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.

Further information is available at www.lisney.com

