

SOUTH CAMPUS, OLD GLENARM ROAD, LARNE, BT40 IEG

TO LET

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



Features

• Eaves heights of up to c. I3 metres and

accommodation of up to I70,000 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 and both Belfast Airports as well as the ports at Belfast and Larne.

- I 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.

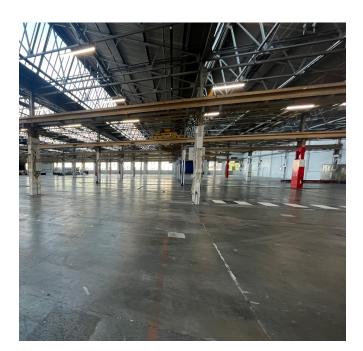
The units benefit from a range of features including eaves of up to c. 13 metres, multiple dock levellers and gantry cranes with capacity of up to 15 tonnes.

Lease Details

- Rent:Please contact the agentTerm:By negotiationRepairs: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

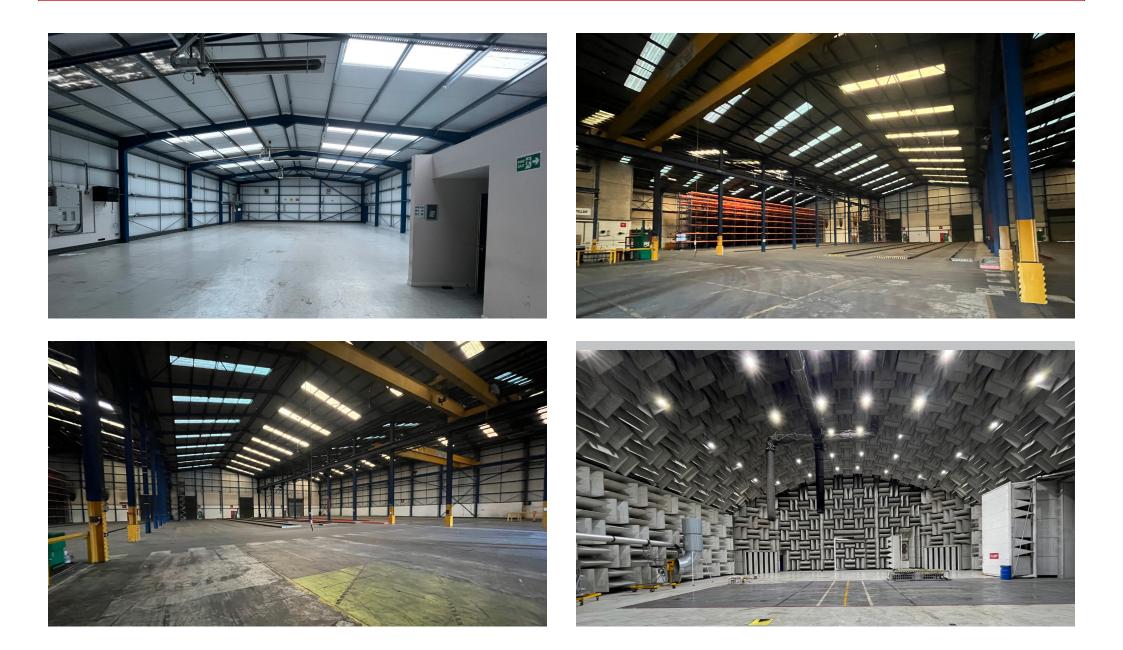
Accommodation

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



www.lisney.com

028 9050 1501





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:

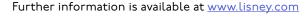
Jonathan Haughey 028 9050 1540 / 07718 571 498 jhaughey@lisney.com

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/uksi/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.











The Directors of Lisney for themselves and for the vendors or lessors 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, references 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 any representation or warranty whatever in relation to the property.