

**TO LET**

## Unit 1 South Campus, Old Glenarm Road, Larne, BT40 1EG

EXCELLENT WAREHOUSE ACCOMMODATION WITH ANCILLARY OFFICES C. 71,000 SQ FT

**Lisney**

COMMERCIAL REAL ESTATE



OUTLINE FOR INDICATIVE PURPOSES ONLY



## FEATURES

6no. overhead gantry cranes and 2no. jibs

Circa 6.5m eaves

Dock leveller / covered loading bay

### 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.

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

Unit 1 provides warehouse accommodation of circa 71,000 sq ft which includes a small office/amenity block, staff canteen and W.C. facilities.

The property benefits from 6.5m eaves, 6 overhead gantry cranes, 2 jibs, 1 dock leveller with covered loading bay, LED lighting and 3 phase electricity.

There are also in excess of 400 shared car parking spaces on site and additional hardstanding is available if required.

### LEASE DETAILS

Rent: £213,000 pax

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.

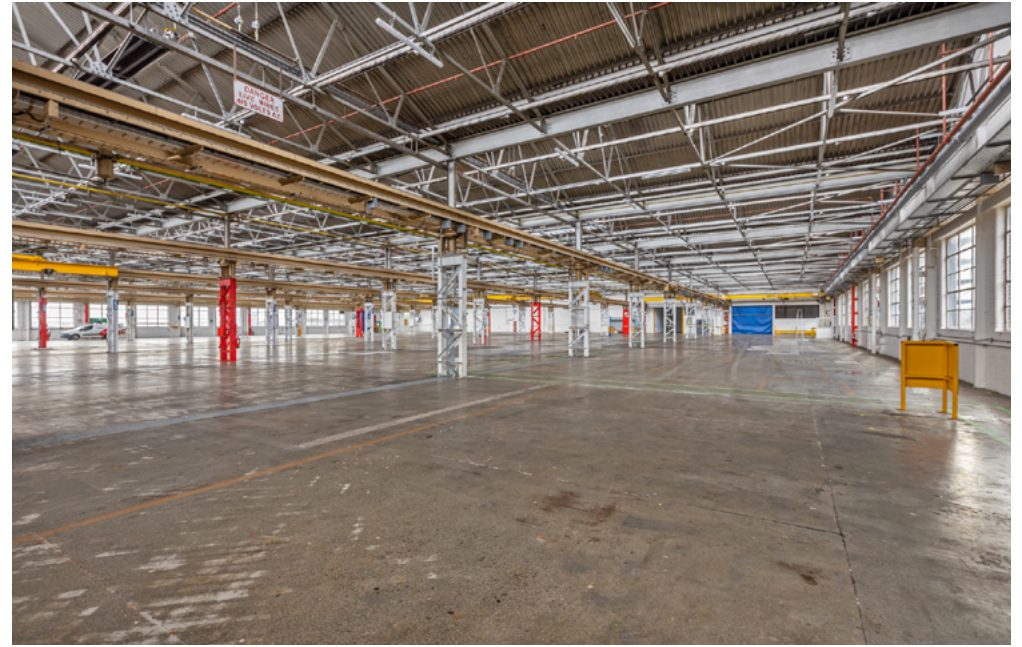
Insurance: Tenants will be responsible for reimbursing the Landlord with the cost of the insurance premium for their unit













## LOCATION



## RATES PAYABLE

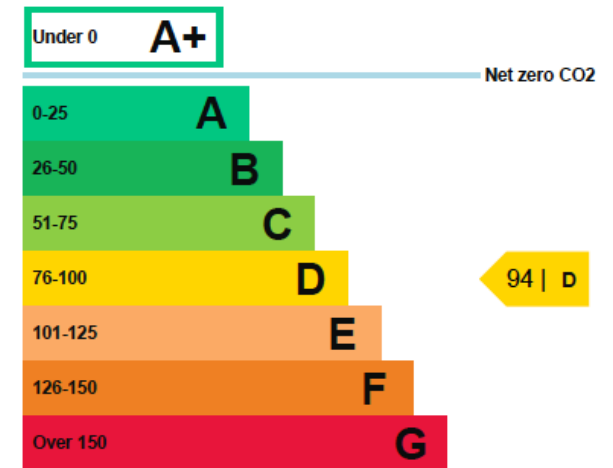
Please contact the agent for further information.

## VAT

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

## EPC

The property has an Energy Efficiency rating of D94. The full Certificate can be made available upon request.



## 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.

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### For further information:

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Viewing Strictly by appointment with the sole letting agent Lisney.

### Lisney Commercial Real Estate

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