

TO LET

Unit 9 Sloefield Business Park, 1 Sloefield Drive, Carrickfergus, BT38 8GX

EXCELLENT LIGHT INDUSTRIAL UNIT WITH ANCILLARY OFFICE TOTALLING APPROX. 5,073 SQ FT

Lisney

COMMERCIAL REAL ESTATE



OUTLINE FOR INDICATIVE PURPOSES ONLY

FEATURES

Circa 6m eaves

On site car parking spaces

Excellent location with easy access to the A2 Belfast Road

Own door access

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.

Within Sloefield Business park are Pollock Lifts and Nectar Ltd.

Other well-known occupiers in the vicinity include Ryobi, Sensata, McCue and AC Automation.



DESCRIPTION

Access to the business park is via electrically operated double gates leading to a tarmac parking area and the entire park is surrounded by palisade fencing.

The unit provides light industrial accommodation with ancillary office space and staff kitchen/W.C. facilities comprised of the following:

- Steel portal frame construction
- Profile metal clad roof and walls
- Overhead lighting and GRP roof lights
- 3 phase electric
- Intruder and fire alarms
- Attractive double height glazing to customer entrance/ reception area
- Large office/boardroom
- 6m eaves height / 7.5m apex
- Electrically operated roller shutter door
- W.C facilities

ACCOMMODATION

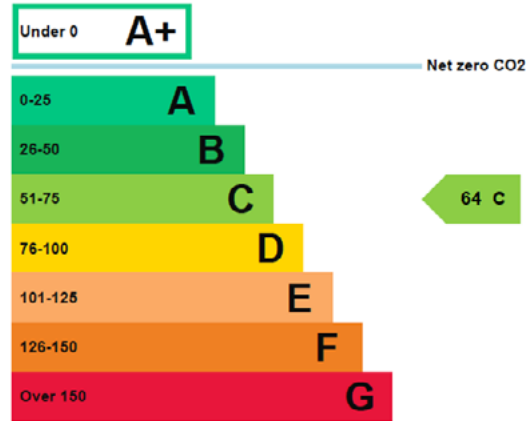
Unit 9	Area Sq. M.	Area Sq. Ft.
Warehouse	429.88	4,627
Office/Boardroom	29.03	312
Kitchen	12.46	134
TOTAL	471.47	5,073



LOCATION MAP



EPC



RATES

NAV:	£19,000
Rates Poundage:	0.620696
Rates Payable (23/24):	£11,793.22

VAT

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

LEASE DETAILS

Rent:	£35,000 per annum, exclusive
Term:	By negotiation
Repairs:	Full Repairing and Insuring terms, including recovery of a service charge
Service Charge:	A Service Charge will be levied to cover the cost of services such as estate management, landscaping and maintenance of common areas etc.
Insurance:	Tenants will be responsible for reimbursing the Landlord with the cost of the insurance premium for the unit.

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For further information:

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Viewing Strictly by appointment with the sole letting agent Lisney.

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