



RHM
Commercial

INDUSTRIAL

TO LET

Logistics Warehouse

**31A & 31B Shore Commercial Park,
Belfast Road, CARRICKFERGUS**

- Located on the Belfast side of Carrickfergus
- 10 miles from Belfast & 14 miles from Larne
- Floor area available from 99,198 sq ft - 199,249 sq ft
- 8 dock levellers

Property Consultants

RHM COMMERCIAL LLP
First Floor, Edward Court,
Saint Anne's Square,
Belfast, BT1 2LR
T 028 9043 4300
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LOCATION

Located in Shore Commercial Park on the Belfast side of Carrickfergus, with easy access to:

- Belfast City (10 miles)
- Port of Belfast (9 miles)
- Port of Larne (14 miles)
- Belfast International Airport (20 miles)
- George Best Belfast City Airport (12 miles)

A newly upgraded road system has been completed providing a dual carriageway (A2) from Shore Commercial Park to Belfast and the motorway network M5/M2/M1.

DESCRIPTION

Portal frame warehousing over two floors with pitched roof covered with insulated profile cladding with skylights, four dock levellers to each floor, sensor lighting to 31A (Lower Level).

ACCOMMODATION & RENT

Unit	Sq M	Sq Ft	Min Eaves (m)	Max Eaves (m)	Rent (pa)
31A (Lower Level)	9,215.7	99,198	6.3	6.3	£397,000
31B (Upper Level)	9,295.0	100,051	5.4	9.1	£400,000
Total:	18,510.7	199,249			£797,000

31A & 31B SHORE COMMERCIAL PARK, BELFAST ROAD, CARRICKFERGUS



31B Upper Level



31A Lower Level

LEASE DETAILS

Term

Flexible short term licence.

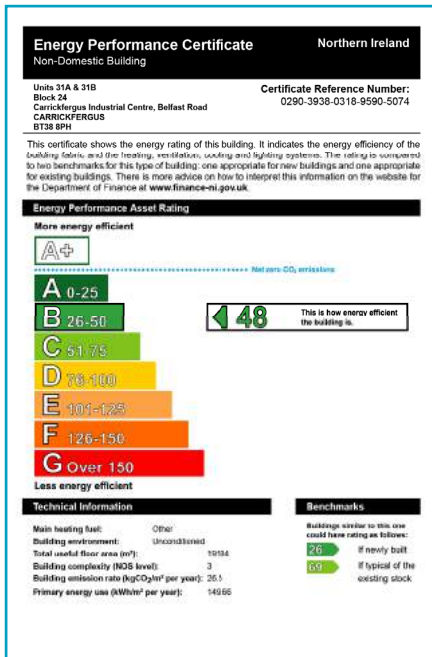
Repairs

The tenant/licensee will be responsible for repairs to the premises.

NAV

To be assessed.

EPC



VAT

The premises are registered for Value Added Tax.

VIEWING

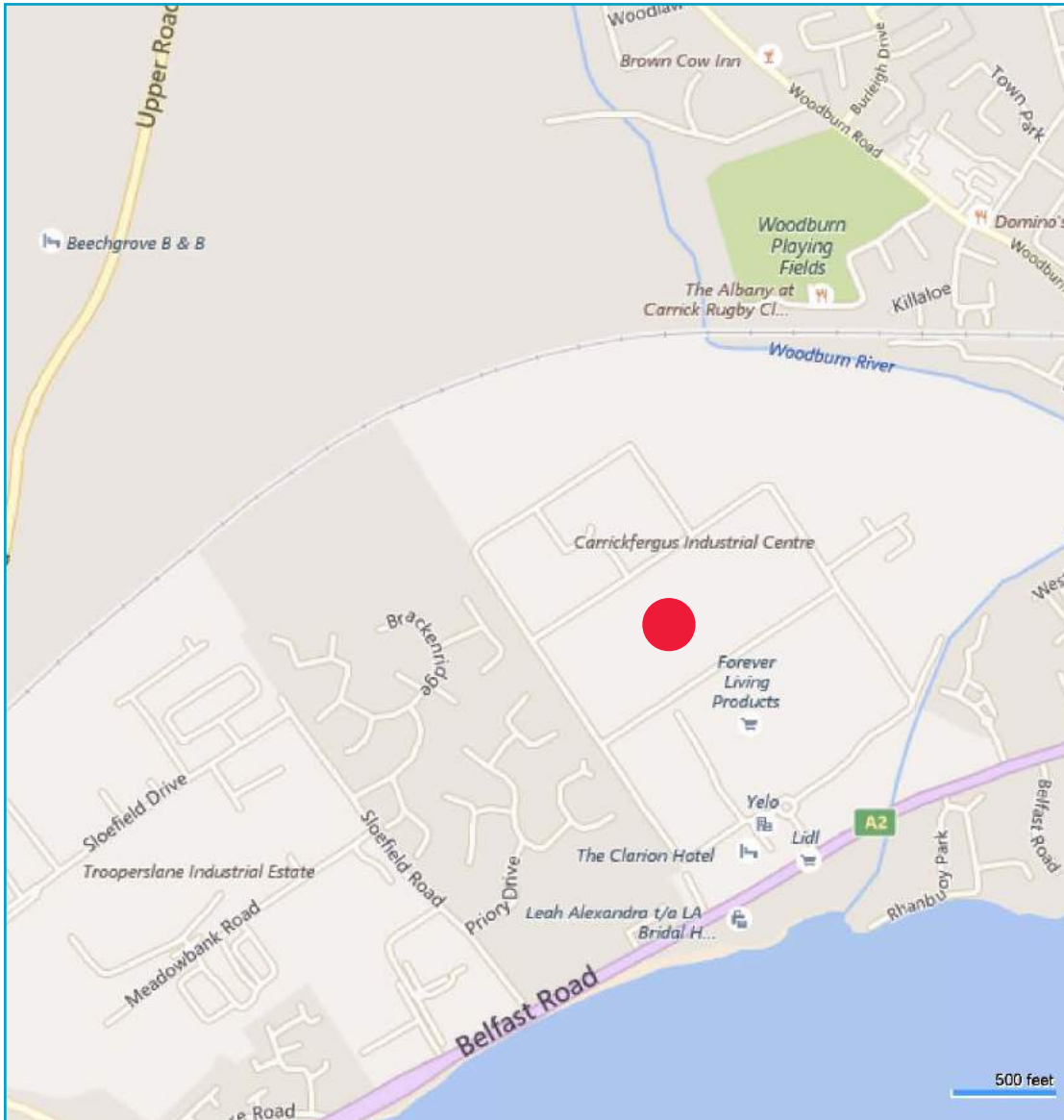
Strictly by prior appointment with RHM Commercial.

CONTACT

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Logistics Warehouse 31A&B, Shore Commercial Park, Carrickfergus



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RHM COMMERCIAL LLP

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