



**OK  
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**TO LET**

# **Ballyloran Industrial Estate, Ballyboley Road, Larne, BT40 2SY**

Warehouse with Ancillary Office Extending to c. 1,249 sq m (13,444 sq ft)



# LOCATION

Larne which has a district population of c. 30,000 persons, is a busy provincial town on the eastern coast of Co. Antrim c. 25 miles north of Belfast and c. 20 miles east of Ballymena. It accommodates one of the Province's busiest ro-ro ports with up to 38 ferry arrivals / departures daily to Scotland and England providing freight and domestic services with both traditional and fast ferries.

The subject property is located on the Ballyboley Road, in an established industrial location c. 1 mile from the centre of Larne, c. 2 miles from the Port of Larne and c. 22 miles from Belfast.

Neighbouring occupiers include:

Caterpillar  
Larne MOT Centre  
Lowes of Larne



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 - <http://www.legislation.gov.uk/uksl/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

REF: 9961

# DESCRIPTION

The stand alone warehouse property is of steel portal frame construction with a pitched double skin clad roof with the benefit of translucent panels.

The unit benefits from an extensive concreted yard for marshalling purposes and is accessible via 6 electrically operated roller shutter doors.

Internally the unit is fully racked and benefits from reinforced concrete flooring and lighting.

There is an adjoining well fitted office suite with private offices, toilets and kitchen facilities.



C. 17 MINS DRIVE (VIA A8)  
FROM M2 MOTORWAY  
Giving excellent access to  
the wider Province



C. 6 MINS DRIVE  
FROM LARNE PORT and  
c. 30 mins drive FROM  
BELFAST PORT



C. 30 MINS DRIVE  
FROM BELFAST CITY  
AIRPORT and c. 30 mins  
drive FROM BELFAST  
INTERNATIONAL AIRPORT



MODERN INDUSTRIAL  
UNIT EXTENDING TO C.  
12,895 SQ FT



# ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Warehouse (6.5 m Eaves)	c. 1,198 sq m	12,895 sq ft
Vacant Office	c. 51 sq m	549 sq ft
<b>TOTAL ACCOMMODATION</b>	<b>c. 1,249 sq m</b>	<b>13,444 sq ft</b>

# LEASE DETAILS

RENT: Warehouse & Office - £70,000 per annum  
 TERM: Negotiable  
 VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

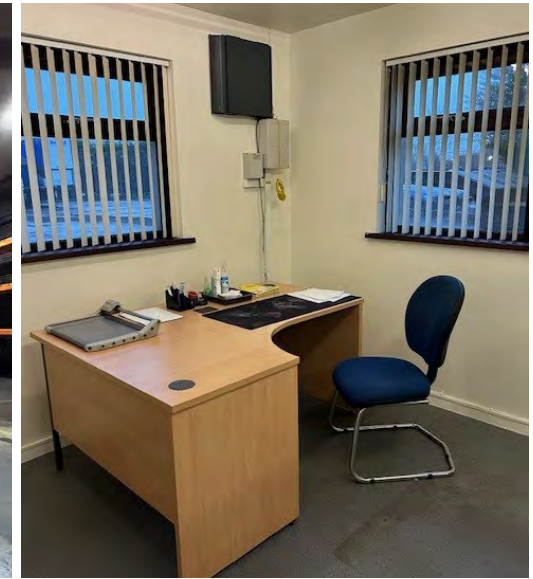
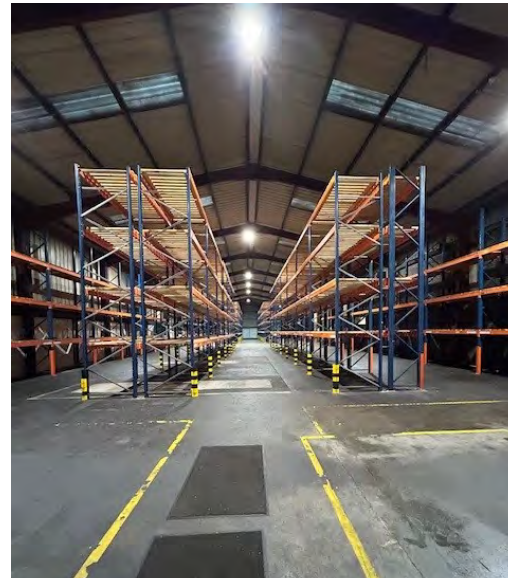
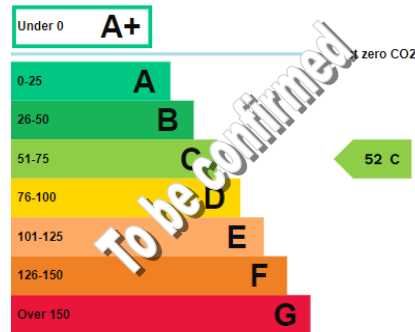
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

# NAV (RATES PAYABLE)

NAV: £34,200

Estimated Rates Payable in accordance with LPS:  
 £22,996.59

Please note that all prospective tenants should make their own enquiries to confirm the NAV / rates payable.



# FURTHER INFORMATION

For further information / viewing arrangements please contact:

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## O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant 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 O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.