

FOR SALE

Industrial/Warehouse Facility

extending to approximately
193,000 sq ft on a site of c.18.2
acres with excellent car parking
and marshalling space

**Old Glenarm Road
(South Campus)**

Larne

BT40 1EG



For illustration purposes only

SUMMARY

- ◆ Prominent location in Larne with good frontage onto the Old Glenarm Road.
- ◆ Good road infrastructure links via the new A8 dual carriageway to Greater Belfast and to both Belfast International and Belfast City airports.
- ◆ The port facilities of Larne are Northern Ireland's second largest port, facilitating both commercial freight and private vehicles.
- ◆ The Port of Larne handles over 300,000 freight units a year as well as 220,000 tourist vehicles and 845,000 passengers.
- ◆ Significant on site car parking with in excess of 400 spaces.
- ◆ Secure site with ample circulation and marshalling areas.
- ◆ Low site coverage (24%) with opportunities for additional on site development.
- ◆ The South Campus comprises a mix of original and modern warehouse and industrial buildings along with a number of external storage units/ workshops
- ◆ Property currently benefits from industrial de-rating.

South Campus



For illustration purposes only

LOCATION

Larne is situated c.23 miles north of Belfast on the east coast of Co Antrim and has a population of approximately 20,000 persons.

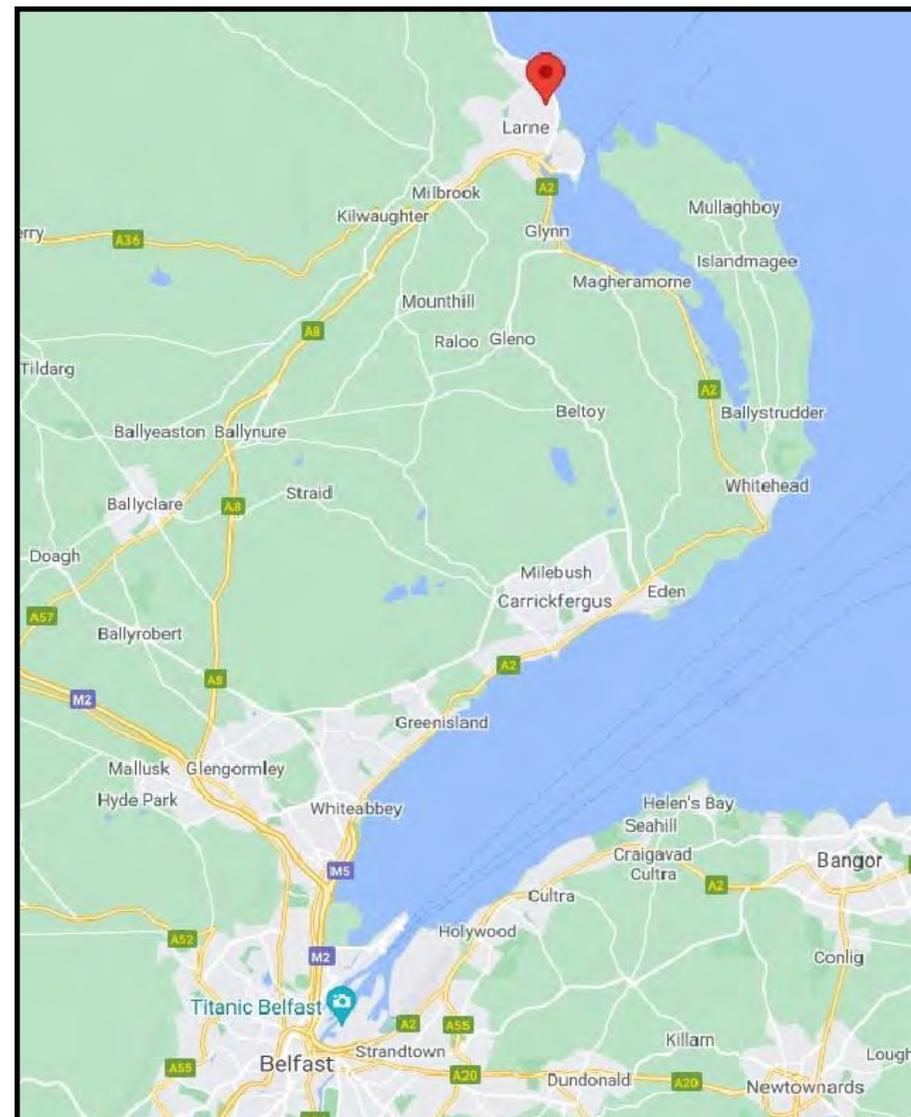
The town of Larne is the gateway to the Causeway Coast road, a popular tourist route and also the crossing point to mainland UK for tourists and commercial freight to the port of Cairnryan in Scotland.

The subject property is situated off the Old Glenarm Road, approximately 1.5 miles north of Larne town centre and parallel with the scenic A2 Coast Road through the Glens of Antrim.

Larne benefits from excellent transportation links and is connected to Belfast via the recently upgraded A8 dual carriageway trunk road.

Larne is Northern Ireland's second largest port with a modern passenger and freight roll-on/roll-off facility and the town also has a direct rail connection to the City of Belfast with a journey time of 50 minutes.

The immediate vicinity comprises a mix of residential and commercial uses.



DESCRIPTION

The subject property, known as 'The South Campus', comprises part of a large industrial facility on a site totalling approximately 51 acres (20.64 ha).

The South Campus comprises c.193,000 sq ft of built space on a site of approximately 18.2 acres (7.36 ha) - site cover c. 24%. There are a number of separate industrial warehouse buildings plus some external storage sheds.

Dedicated car parking is situated to the front of the site and extends to c.5.3 acres and is accessed from a dedicated entrance located just to the south of the main entrance.

The main access into the South Campus will be from a proposed new entrance at the junction of the Old Glenarm Road

The site also benefits from extensive marshalling and external yard areas with three additional (currently unused) access points to the south



Building 1 & 2

Building 6 & 7



Building 4



McCONNELL

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028 90 205 900

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ACCOMMODATION

Please see aerial photograph and schedule of areas as follows:



No.	Current Location	Current Area
	South Campus	(sq ft)
1	Warehouse/Workshop	71,000
2	Warehouse/Storage	65,500
3	Warehouse/Office	5,300
4	Terrace of 4no. Work-shops/Storage Units	10,480
5	Workshop/Office	2,100
6	Modern Warehouse	19,100
7	Warehouse	13,900
	TOTAL	187,380
External Storage Units		
8	Terrace of 4no. Work-shops	3,100
9	Tank Storage Unit	2,060



The Independent Commercial Property Consultants Network

MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

T: 028 90 205 900

E: info@mcconnellproperty.com



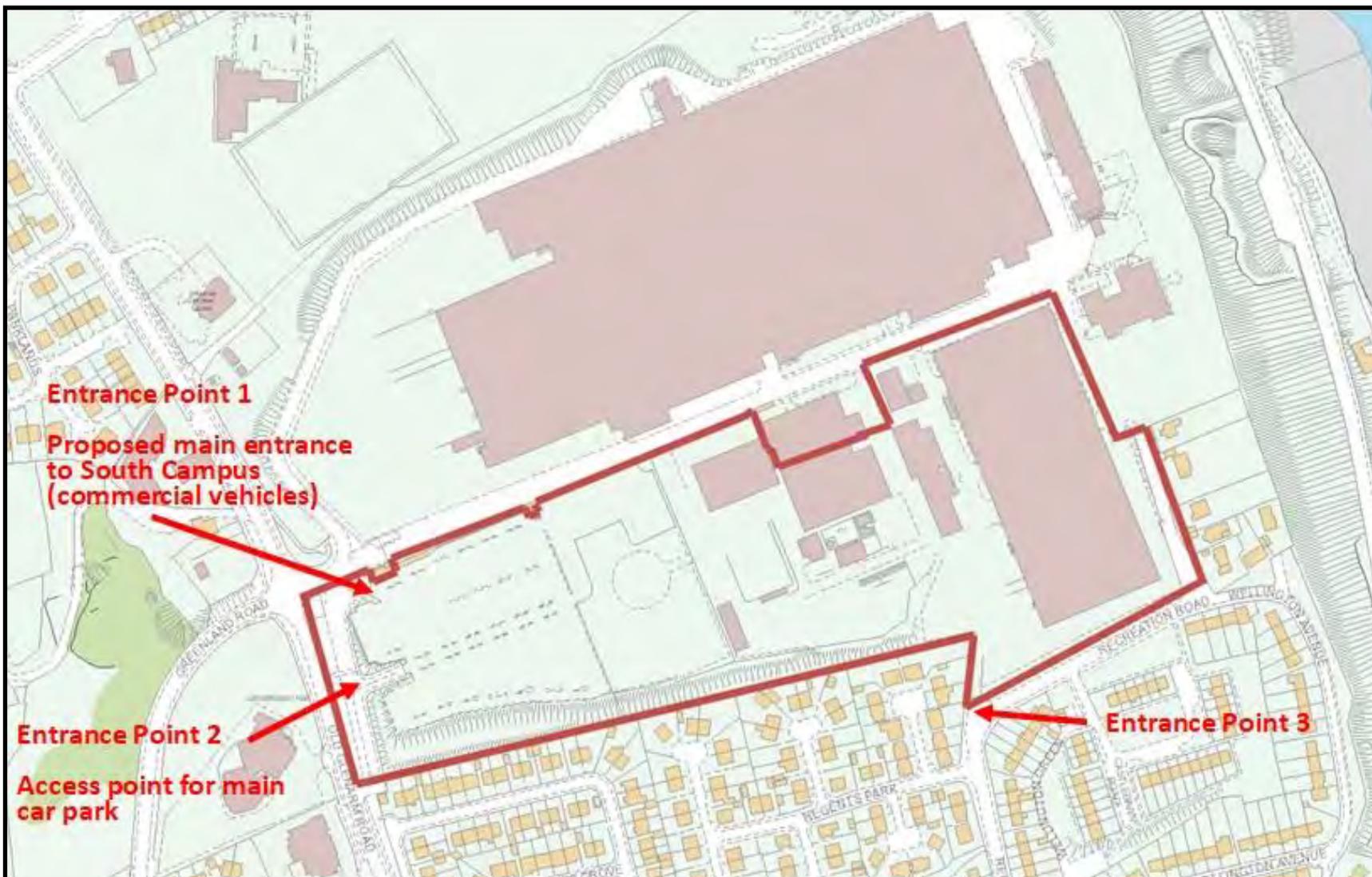
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South Campus Boundary Plan



The Independent
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RATEABLE VALUE

£1,469,500—The property has been assessed in its entirety to include both the North and South Campus. Accordingly, the rating assessment will have to be re-assessed and split by Land and Property Services.

The property we understand is currently classified as an industrial hereditament and benefits from de-rating. We would advise prospective purchasers to make their own enquiries in this regard.

TOWN PLANNING

The site is situated within the Development Limit for Larne and zoned as white land under the Larne Area Plan 2021.

TITLE

We understand that the property is held freehold. A variety of easements and rights of way will be created to accommodate any shared services and area required as a result of the separation of the South Campus from the North Campus.

SALE PRICE

Offers over £3.25 million pounds sterling

VAT

All prices are quoted exclusive of VAT which may be payable

DATA ROOM

A data room is available which provides additional documentation for review

SERVICES

The proposed purchaser will be responsible for provision of independent services to include water, gas and electricity with temporary supplies available in the interim.

EPC

Copies of the EPC certificates will be available on the Data Room.

NOTE

Caterpillar (NI) Ltd will remain in occupation and continue to trade from the North Campus as highlighted in blue.

VIEWING

Further information and viewing arrangements please contact:

Belfast:

McConnells-JLL Alliance Partner-Tel +44 (0) 28 90 205 900

Frazer Hood 0775 381 7003

Caroline McKillen 0776 744 3376

Dublin—JLL:

JLL+ 353 1 673 1600

Nigel Healy + 353 86 257 5851

