



Unit 12, Port of Larne Business Park, Larne, BT40 1FF

To Let | 5,000 to 58,500 sq ft

Excellent Warehouse & Office Buildings

028 9020 5900
mcconnellproperty.com



Unit 12, Port of Larne Business Park, Larne, BT40 1FF

Summary

- Rent: Rent on application
 - Business rates: £124,234.11 per annum
 - VAT: Applicable
 - Lease: New Lease
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Further information

- [View details on our website](#)
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Contact & Viewings

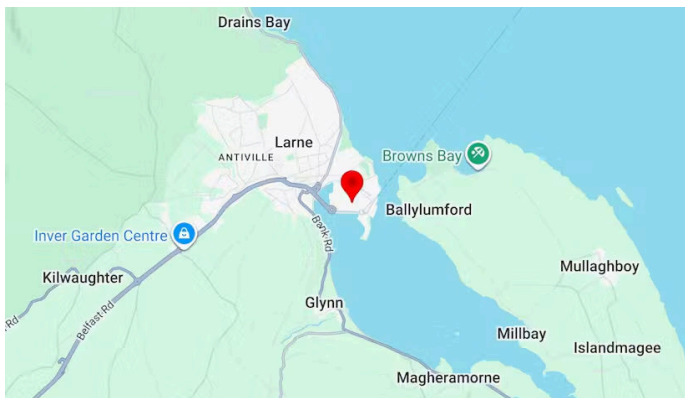


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Location

Larne is a busy port town c. 23 miles North of Belfast. It benefits from excellent transport links to Belfast city centre via the A8 & M2 Motorway.

The property is situated within the Larne Harbour area, which has long been regarded as Larne's premier industrial area. Surrounding occupiers include Omniplex and the Curran Court Hotel.

Description

Building 1: 53,500 sq ft (4,970.3 sq m)

The subject property comprises a modern warehouse, office and production facility on a site of 2.8 acres.

The original building is of steel portal frame construction with modern offices situated on the gable elevation fronting the main site access.

The offices which extend to c. 5,300 sq ft over ground and first floor are fitted out to an excellent standard and have been partitioned to form a number of private offices, board room and general office/reception.

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The original warehouse/office building has been extended and now comprises c.48,200 sq ft of production/storage accommodation with an eaves height of c. 8m and generous circulation, loading and yard areas to the rear.

Building 2: 5,000 sq ft (464.5 sq m)

Steel portal frame warehouse with profile sheet steel clad elevations and pitched roof set on a 0.7-acre plot which can accommodate up to 87 car parking spaces.

Eaves height of c. 7m and 2.no roller shutter doors to eastern elevation.

Land:

To the rear of both buildings is an additional 3.2 acres of land suitable for expansion purposes subject to planning.

The land benefits from planning permission for a further 100 car parking spaces and could be adapted/utilised for a trailer park, subject to planning.

Accommodation

Name	sq ft	sq m
Building - 1	53,500	4,970.31
Building - 2	5,000	464.52
Total	58,500	5,434.83