

kilroot business park

LARNE ROAD ■ CARRICKFERGUS ■ BT38 7PR

CANMOOR



Industrial and Office Units Ranging from 100 to 90,000 sq ft **TO LET**

- Benefiting from new A2 dual carriageway
- 15 minutes to Belfast
- Distribution warehousing
- 9 MVA + power supply
- On site management team
- Café & gym
- Fibre broadband
- 24/7 gated manned security
- Landscaped environment
- Flexible lease terms

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SITE PLAN



Current occupiers



KILROOT BUSINESS PARK occupies an extensive 60 acre site in an easily accessible location on the main A6 Larne Road just outside Carrickfergus. Warehousing workshops and factories as well as new build opportunities and varying sizes of offices are all available immediately.

FEATURES

- Well established distribution location
- Benefiting from new A2 road improvements
- Flexible lease terms
- 24/7 manned security
- Fibre broadband connectivity
- 2 NIE Power Incomes to Estate
- Significant HV power supply (9 MVA+)
- On site management team
- Generous parking
- Attractively landscaped
- New build opportunities available
- Over 60 current occupiers
- Strong existing occupier base
- On site Café



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Quick access to M5 & M1

COMMUNICATIONS

■ M5	8 miles	10 mins
■ Port of Larne	12.8 miles	15 mins
■ Port of Belfast	13.2 miles	16 mins
■ Belfast City Airport	15.3 miles	20 mins
■ Belfast International Airport	24 miles	30 mins



LOCATION

Kilroot Business Park is located to the east of Carrickfergus on the main A6 Larne Road, just 8 miles (10 mins) from the M5 Motorway. The Park benefits from a new road network and widening of the A2,

improving the journey time to Belfast (12 mins). The Province's main sea ports at Belfast and Larne are both within easy reach.

FURTHER INFORMATION

Further information, plans and specifications are available through our sole agent.

TERMS

Units are available to lease on standard institutional terms. Rents on application.



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