



Serviced Warehousing Opportunity
- New Build
Unit 2, 37,000 sq. ft

Ballyearl
Business Park
Doagh Road,
Newtownabbey

FOR SALE

LOCATION

Ballyearl Business Park is located only 15 minutes from Belfast Port, Belfast City Centre and Larne Port.

The convenient location gives easy access to the M2 and M1 via the Westlink.

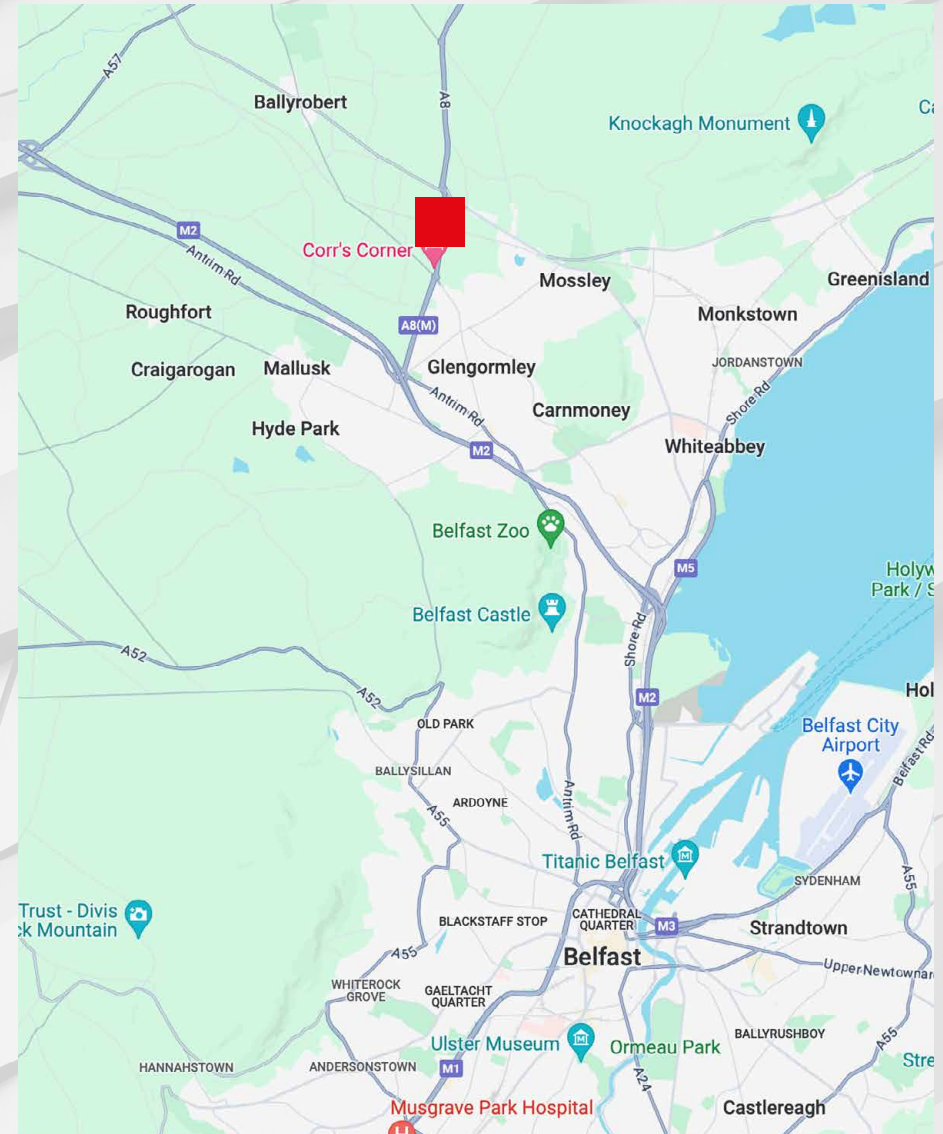
Mallusk is a 5 minute drive. Other occupiers who have discovered the benefit of the location include Magowan Tyres Wholesale, Sensata Technologies, RLC, Steel Mac Distribution, Ferraris Piston Service Ltd and Montgomery Distribution

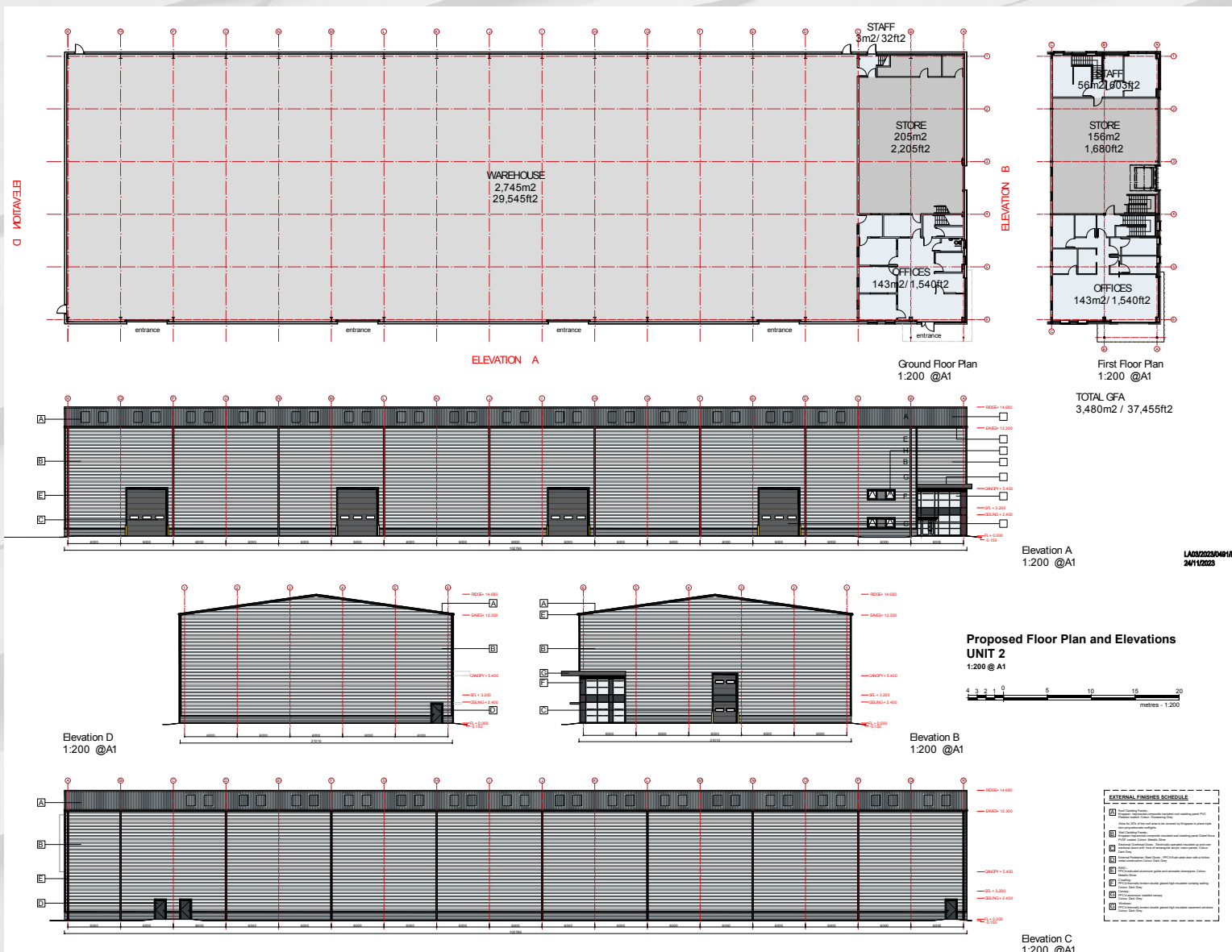
DESCRIPTION

Site 2 is a proposed 37,000 sq ft new build warehouse. Granted under planning permission LA03/2023/0491/F.

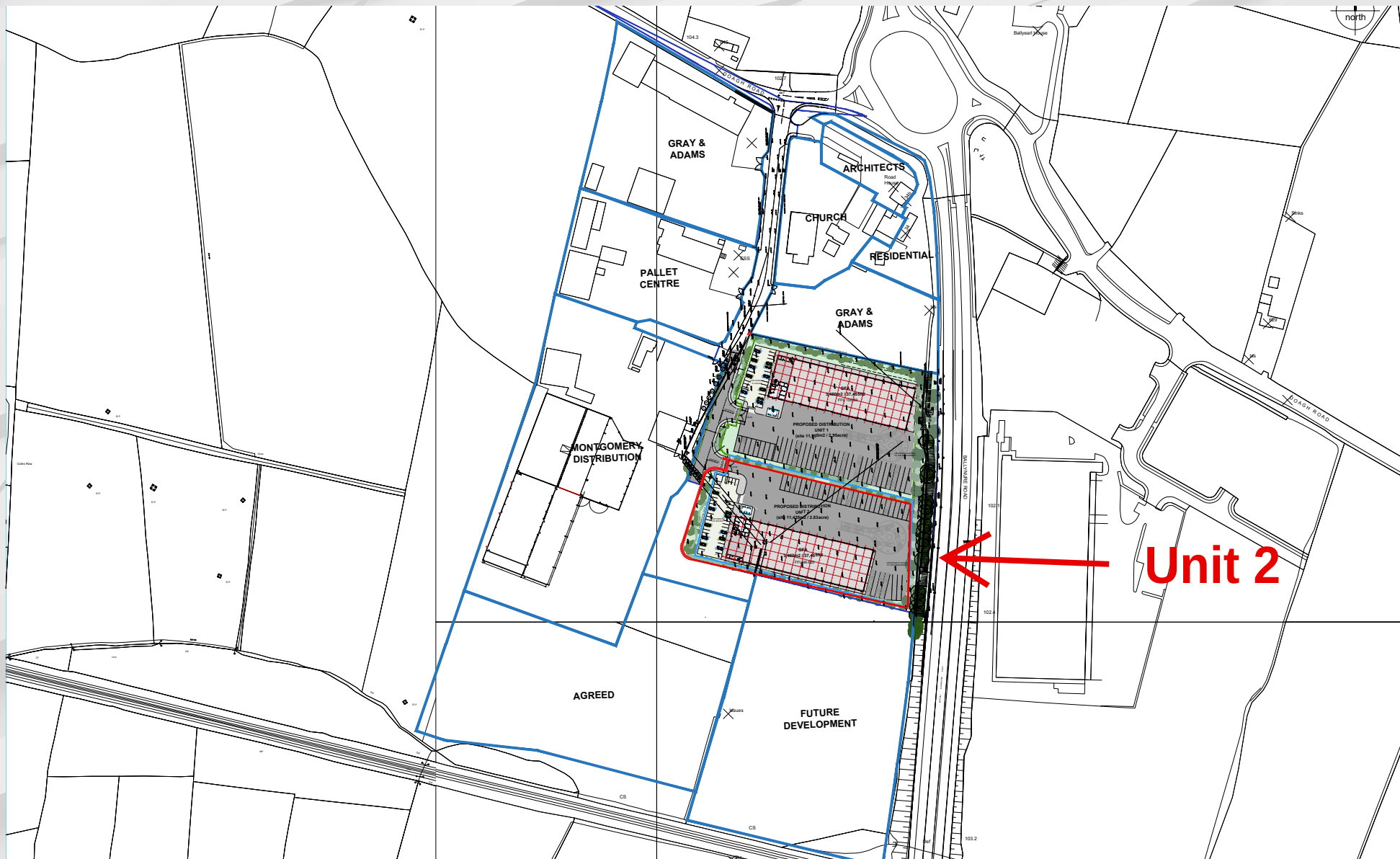
Proposed Specification

- 30M X 102m x H12.5m
- Steel Frame
- Solid Roof with 120mm PIR sandwich panels
- Cladding with 100mm PIR sandwich panels (included panels for one internal partition through the 30m width)
- Mezzanine Office Space
- Roller Shutter Doors & Pedestrian Doors
- Electrical Package, to include heating
- Windows





Elevations

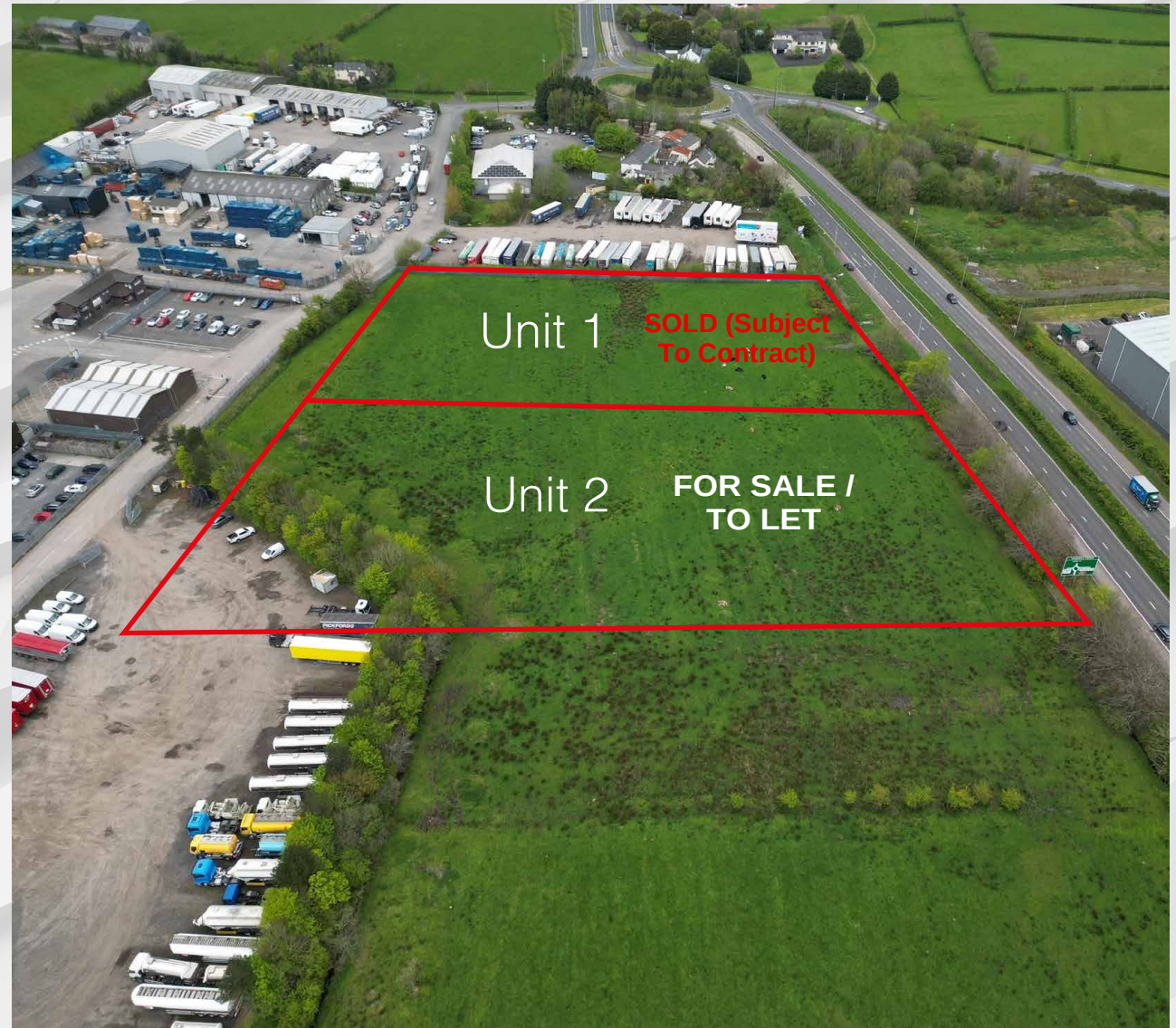


Site Layout

VIEWING AND FURTHER INFORMATION

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