



**KILROOT
BUSINESS
PARK**

**➤ NEW BUILD OPPORTUNITIES AVAILABLE ON SITE
SUBJECT TO PLANNING CONSENT**

MADE TO MEASURE



PROGRESS YOUR BUSINESS WITH OUR DESIGN AND BUILD PROGRAM

EXTENSIVE DEVELOPMENT PLAN

Building on the success of the well established and highly regarded Kilroot Business Park, a planning application for a comprehensive Masterplan to further develop the park to provide a wide range of new design and build opportunities has recently been submitted.

- Design and build option
- Bespoke interior layout
- Choice of accommodation
- Warehousing
- Office Space
- Trade Counter



➤ PROPOSALS

Proposals include major distribution warehouse facilities; large and small scale industrial buildings; trade counters and offices. Outline planning consent for the Masterplan concept is expected to be granted in spring 2009 and thereafter individual applications, which should move quickly through the planning process, will be submitted on a building by building basis.

This planning strategy is designed to considerably shorten the lead-in period and enable the developer to deliver bespoke accommodation within a short space of time.

Units can be designed to individual specifications, providing either shell accommodation or fully fitted turn-key space.

The development plan opposite gives an indication of the type of new build which can be provided - units towards the front of the site will be of interest to occupiers seeking a high profile location, whilst bespoke industrial or warehousing units can be constructed within the site.



KILROOT BUSINESS PARK

DEVELOPMENT PROPOSALS

Development proposals are early stage indicative suggestions. Units can be developed for individual occupiers bespoke requirements in terms of size and specification.

➤ **Storage / Distribution**
Up to 10 x UNITS
Units from 2,000sq ft
total c. 98,000 sq ft

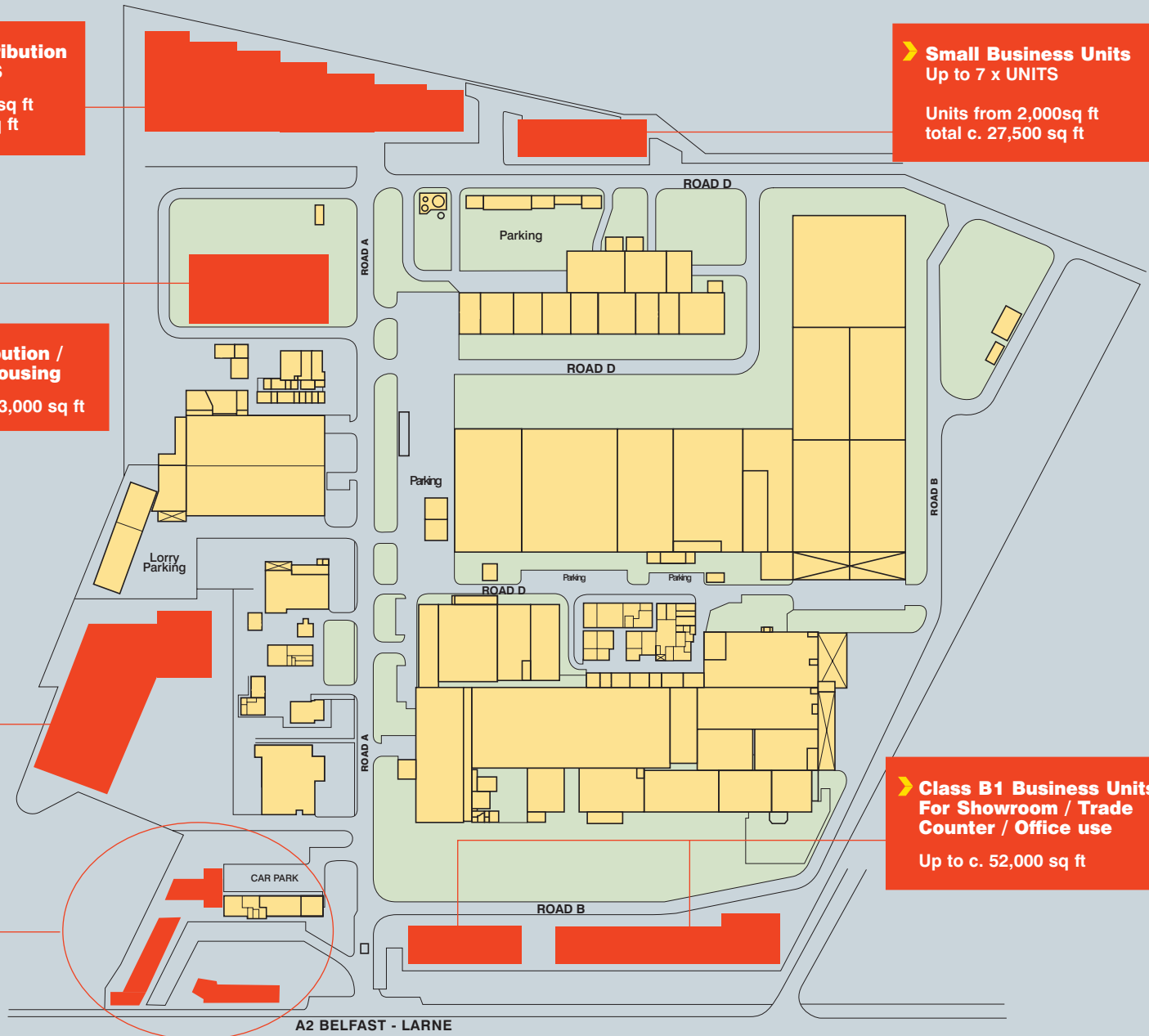
➤ **Small Business Units**
Up to 7 x UNITS
Units from 2,000sq ft
total c. 27,500 sq ft

➤ **Distribution / Warehousing**
Up to 43,000 sq ft

➤ **Storage / Distribution**
Up to 54,000 sq ft

➤ **Commercial / Office / Residential**

➤ **Class B1 Business Units
For Showroom / Trade
Counter / Office use**
Up to c. 52,000 sq ft





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www.kilroot.com

- **Variety of sizes & unit types**
- **Ideal location for distribution**
- **Flexible lease terms**
- **24/7 manned security**
- **On-site management team**



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 Province's main sea ports at Belfast and Larne are both within easy reach.

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