

3 The Harbour, Kilkeel, BT34 4AX

Production/Distribution Facility

For Sale / To Let



- Production/Distribution facility totalling 70,321 sq ft (6,533 sq m).
- Sub-division considered.
- Large site of 5.91 acres (2.93 hectares).
- Minimum 6.8 m eaves, maximum 8.25 m eaves.
- DEMAG 6.3 ton gantry crane with 5.6 m clearance.

Clarence House, 4-10 May Street, Belfast, BT1 4NJ

Ian Harbinson

Lambert Smith Hampton

Telephone: **028 9026 9257**

Mobile: **07876 454232**

Email Address: **iharbinson@lsh.ie**

Stuart Draffin

Lambert Smith Hampton

Telephone: **028 9026 9215**

Mobile: **07739 882441**

Email Address: **sdraffin@lsh.ie**

**Lambert
Smith
Hampton**

028 9032 7954
www.lsh.ie

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Location

Kilkeel is a coastal town situated in the South East of Northern Ireland approximately 19 miles from Newry, 46 miles from Belfast and 83 miles from Dublin. The Port of Warrenpoint is c. 12 miles from the property providing access to mainland UK and Europe.

The property is located centrally within Kilkeel at the town’s harbour. Kilkeel is the largest fishing port in Northern Ireland and is also a predominantly manufacturing area with a number of other factories and engineering facilities located close by, including B/E Aerospace which employs c. 800 people.

Lease details

Term - 5 years.
Rent - Upon application.
Insurance - The tenant is to reimburse the Landlord with the cost of insuring the premises.
Repairs - Internal and external repairs.

Floor area	Sq ft	Sq m
Factory Floor	64,764	6,017
Canteen Area	683	63.5
Admin Area	4,876	453
Total	70,323	6,533.5

Description

The property comprises of a modern factory facility, which was constructed in 1998 on a self contained site. The building has been finished to a very high specification to include a maximum eaves height of 8.25 m eaves, roller shutter doors 5 loading bays and a DEMAG 6.3 ton gantry crane. The accommodation includes an open plan factory floor and canteen facilities with a mezzanine floor providing recently refurbished office accommodation to include plastered and painted walls, carpeted flooring, suspended ceiling, air conditioning and WC facilities.

Externally the property has been maintained to a high standard, with a large area of hard standing, 54 car parking spaces and 6 no. commercial vehicle parking spaces.

Site Area 5.91 acres (2.39 ha)

Price

Price on application.

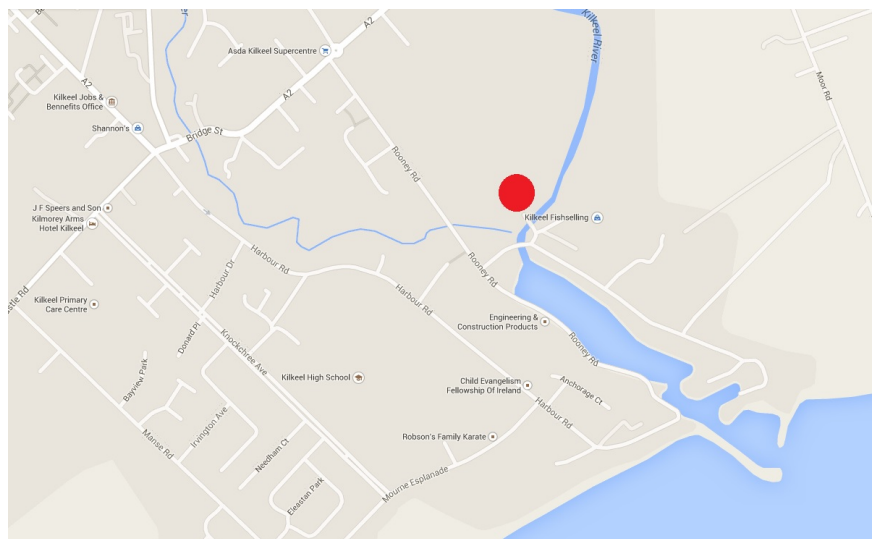
Additional information

The building benefits from a dedicated power supply in the region of 600KVA.

Value Added Tax
We are advised that the subject property is not VAT registered and therefore VAT will not be charged in addition to the rent.

EPC

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