

**TO LET**

**Unit 7, South Campus, Old Glenarm Road, Larne, BT40 1EG**

**HIGH SPECIFICATION HEMI-ANECHOIC CHAMBER C. 13,900 SQ FT**



Commercial Real Estate  
From every angle



OUTLINE FOR INDICATIVE PURPOSES ONLY

## FEATURES

Hemi-anechoic sound proof chamber

Circa 10m eaves

Small ancillary office

### LOCATION

South Campus benefits from good frontage onto the Old Glenarm Road providing easy access to the A8 dual carriageway towards Belfast City Centre and and both Belfast Airports as well as the ports at Belfast and Larne.

1 mile to Larne Port

23 miles to Belfast City Centre

23 miles to Belfast Port

23 miles to Belfast International Airport

26 miles to Belfast City Airport

Larne Port is Northern Ireland's second largest port, facilitating both commercial freight and private vehicles.

The port handles over 300,000 freight units each year as well as 220,000 tourist vehicles and 845,000 passengers.

### DESCRIPTION

Unit 7 is a high specification semi-anechoic chamber with ancillary storage/office space totalling c. 13,900 sq ft fitted with sound absorbing wall panels and eaves height of circa 10m. The unit was previously used for decibel testing of generators so is completely sound proof.

The property benefits from additional storage space and a small office with carpeted floors and perimeter trunking.

There are also in excess of 400 shared car parking spaces on site and additional hardstanding is available if required.

### LEASE DETAILS

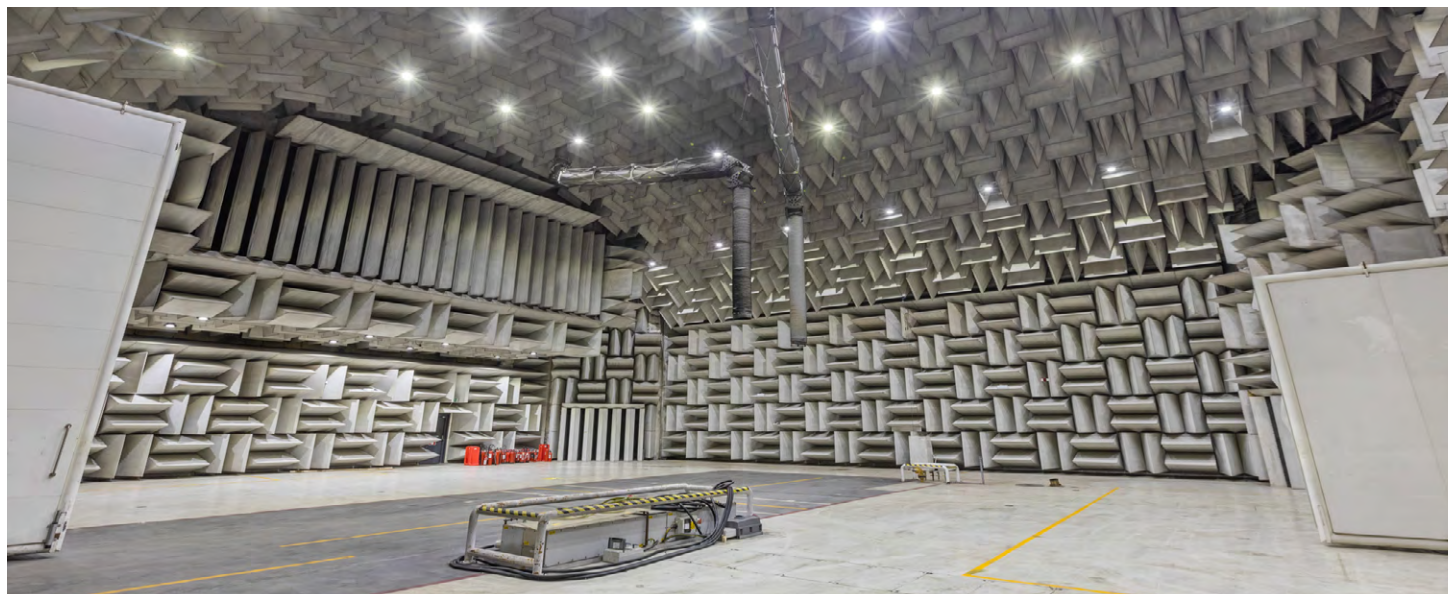
Rent: £83,400 pax

Term: By negotiation

Repairs: Tenants are responsible internal repairs and external repairs (by way of Service Charge)

Service Charge: A Service Charge will be levied to cover the cost of services such as security, estate management, maintenance of common areas etc.

Insurance: Tenants will be responsible for reimbursing the Landlord with the cost of the insurance premium for their unit







## LOCATION



## RATES PAYABLE

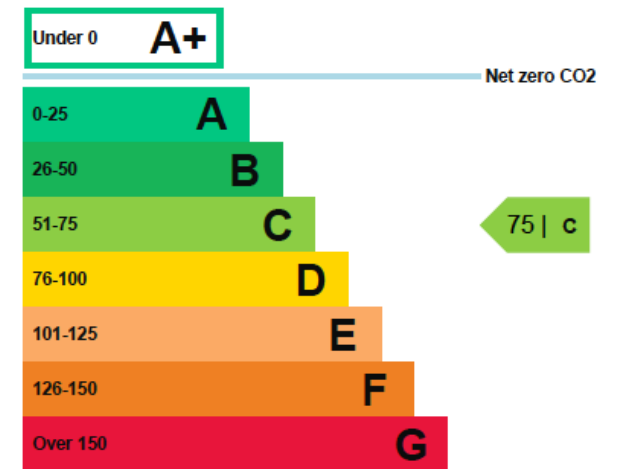
Please contact the agent for further information.

## VAT

We are advised that the subject property is VAT registered and therefore VAT will be charged in addition to the rent.

## EPC

The property has an Energy Efficiency rating of C75. The full Certificate can be made available upon request.



## CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Ambit CRE. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.



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From every angle

### For further information:

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Viewing strictly by appointment with the sole letting agent Ambit CRE

### AMBIT CRE

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