

WHELAN



FOR SALE

INDUSTRIAL PREMISES

c.13 ACRES

61 Largy Road, Crumlin

- Former concrete roof tile manufacturing facility located on a site of circa.13 acres.
- Highly accessible location within approximately 6 miles of Nutts Corner roundabout.
- Suitable for a variety of commercial/industrial/distribution uses subject to statutory approvals.

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 **BNP PARIBAS
REAL ESTATE**

LOCATION

The subjects are located approximately 3 miles west of Crumlin at the junction of Largy Road and Ardmore Road. Nutts Corner roundabout is located approximately 6 miles east.

Occupiers in the vicinity include Maxwell Freight, Langford Packaging and Langford Lodge Engineering. Belfast International Airport is within 15 minutes drive.

DESCRIPTION

Located on a level site of approximately 13 acres the subject complex comprises a number of manufacturing, storage and office buildings together with extensive areas of hard standing. The main factory complex is located in the centre of the site with self-contained office block adjacent to the entrance and other ancillary buildings located around the site.

SCHEDULE OF ACCOMMODATION

DESCRIPTION	SQ.M	SQ.FT
Main Factory	2,638	28,402
Ancillary Buildings	616	6,629
Office Block 1	109	1,170
Office Block 2	382	4,112
Packaging Building	234	2,523
Staff Building	108	1,167
TOTAL	4,087	44,003

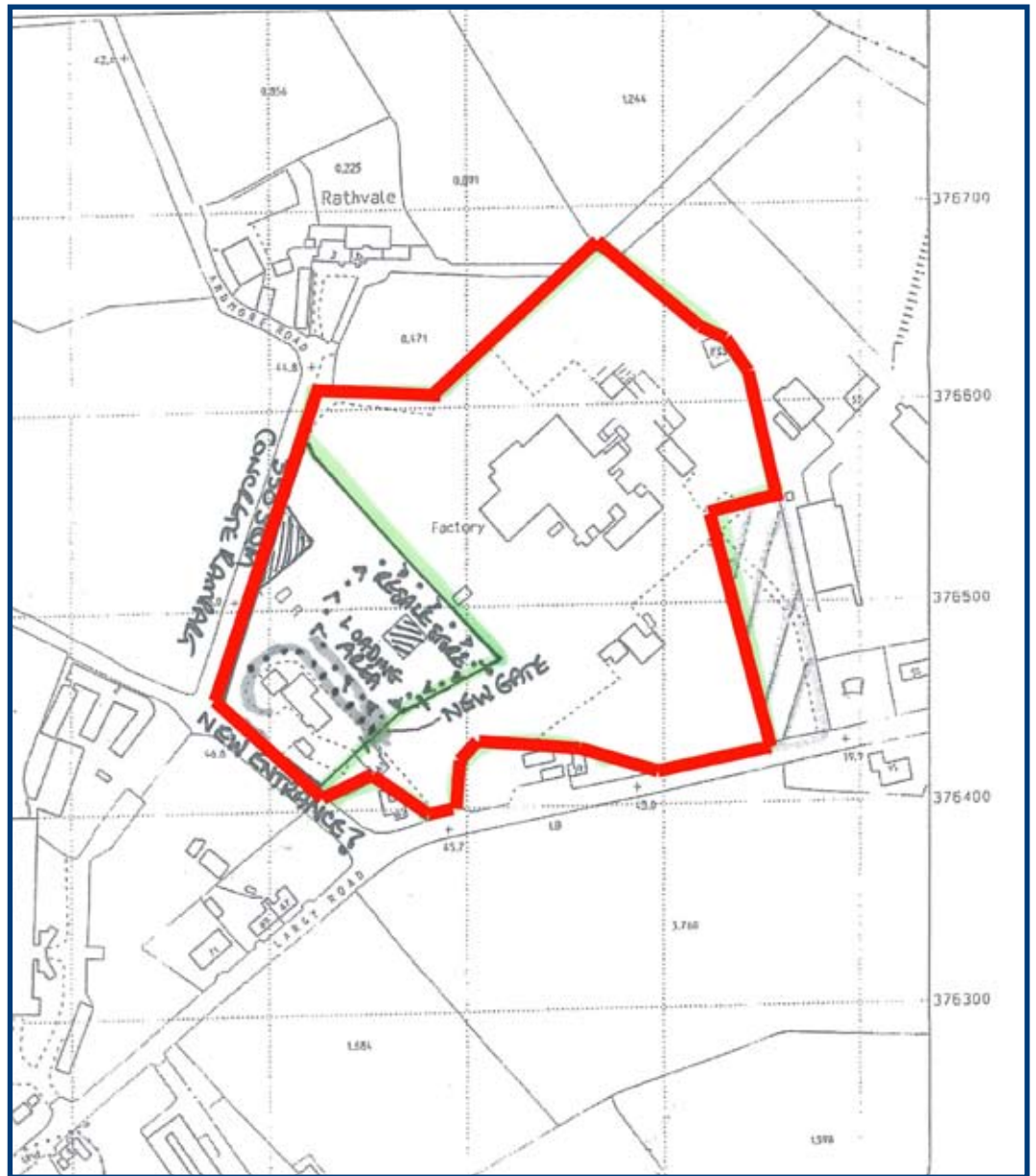
PRICE

Price on application.

VAT

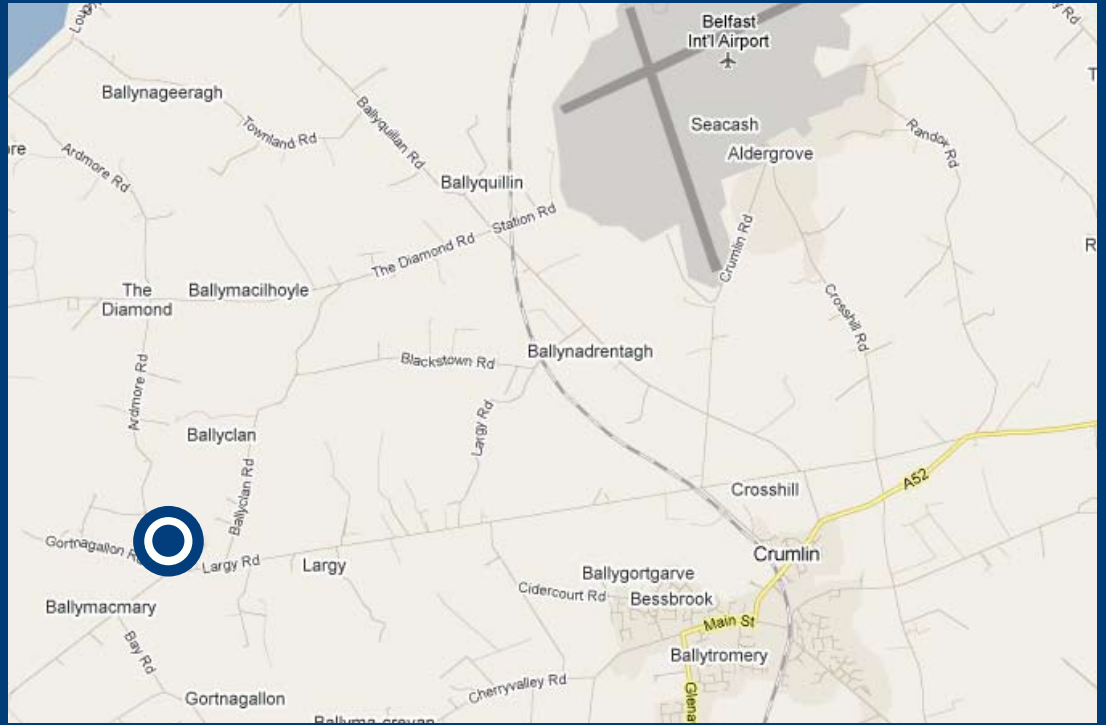
All prices, charges and rentals are quoted exclusive of VAT, which may be applicable.

SITE PLAN



Indicative site plan for identification purposes only.

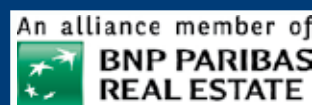
LOCATION MAP



VIEWING

By appointment through sole agents:-

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