



# McCONNELL

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

## 028 90 205 900

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INDUSTRIAL / WAREHOUSING

**FOR SALE**  
**INDUSTRIAL WITH OFFICES**  
**c. 165,000 sq ft / 15,330 m<sup>2</sup>**  
**On a Site of c.15 Acres / 6.07 Hectares**

**CLOUGHFERN AVENUE, MONKSTOWN INDUSTRIAL ESTATE**  
**NEWTOWNABBEY, NORTHERN IRELAND BT37 0UH**



The Independent  
Commercial Property  
Consultants Network



Alliance Partner

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**Preliminary Announcement - Cloughfern Avenue, Newtownabbey, Northern Ireland BT37 0UH**

**On the instructions of Schlumberger we are pleased to offer this excellent industrial manufacturing / warehousing property for sale.**

In the first instance we are inviting expressions of interest and will be happy to arrange early viewings with interested parties.

The salient details are as follows:

- The property is situated within Monkstown Industrial Estate, Cloughfern Avenue Newtownabbey. The property is situated on the Doagh Road, Newtownabbey; approx 7 miles north of Belfast city centre and approx 2 miles from the M2 and M5.
- The Ports of Larne and Belfast; Belfast International and Belfast City Airports are all within very easy reach.
- The Centre manufactures high precision, technologically advanced equipment such as Flow Control Valves and Multi Port packers for the oil and gas industry
- Vacant possession expected Q4 2018.
- The property is held on a 999 year ground lease from 7th November 1988 subject to a ground rent of £1 pa if demanded. The use is Commercial or Industrial.
- The site comprises approximately 14.96 acres / 6.054 hectares with 2x main industrial buildings and associated office space.
- The original building has had extensive refurbishments over time and comprises approximately 127,000 sq ft on 9.18 acres and 0.7 acre car park.
- The 2nd building is believed to have been constructed in 1978 and was extended and refurbished in 2005. It consists of approximately 38,000 sq ft on 5.78 acres.
- The whole site has 290 marked car parking spaces with room for expansion.





## Accommodation - Approximate Areas (to be confirmed)

### Original Building

AREA	Sq M	Sq FT
Workshop	9,685	104,249
Main Office	1,037	11,162
Café and Office	691	7,438
Bunded Shed	78	840
Bunded Shed 1	67	721
Bunded Shed 2	61	657
Storage X-Ray Shed	173	1,862
Security Hut	35	377
<b>TOTAL</b>	<b>11,827</b>	<b>127,306</b>

### Newer Building

AREA	Sq M	Sq FT
Workshop	1,760	18,945
Warehouse	1,261	13,573
Main Offices	531	5,716
<b>TOTAL</b>	<b>3,552</b>	<b>38,234</b>

- Facilities:
- 6,600v NIE ring mains electricity supply
- 3x 415v onsite transformers (2x 1000kVA, 1X 800kVA)
- 1 MW backup generator with automatic switch up in the event of a power outage.
- Various cranes within the workshop areas varying between 8 tonne and 3.5 tonne.
- Air Supply with 55kW variable speed compressor and back up compressor
- Nitrogen generators (99.99% purity)
- Fluid waste evaporator to reduce fluid waste
- High pressure test bays.
- Structured cabling throughout the Centre but also a site wide wireless IT network.
- Various items of equipment may be available to purchase by negotiation.



Original Building

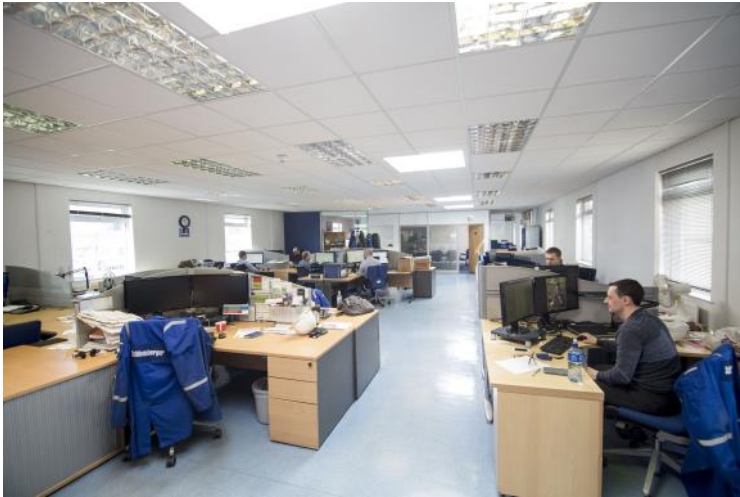


Newer Building



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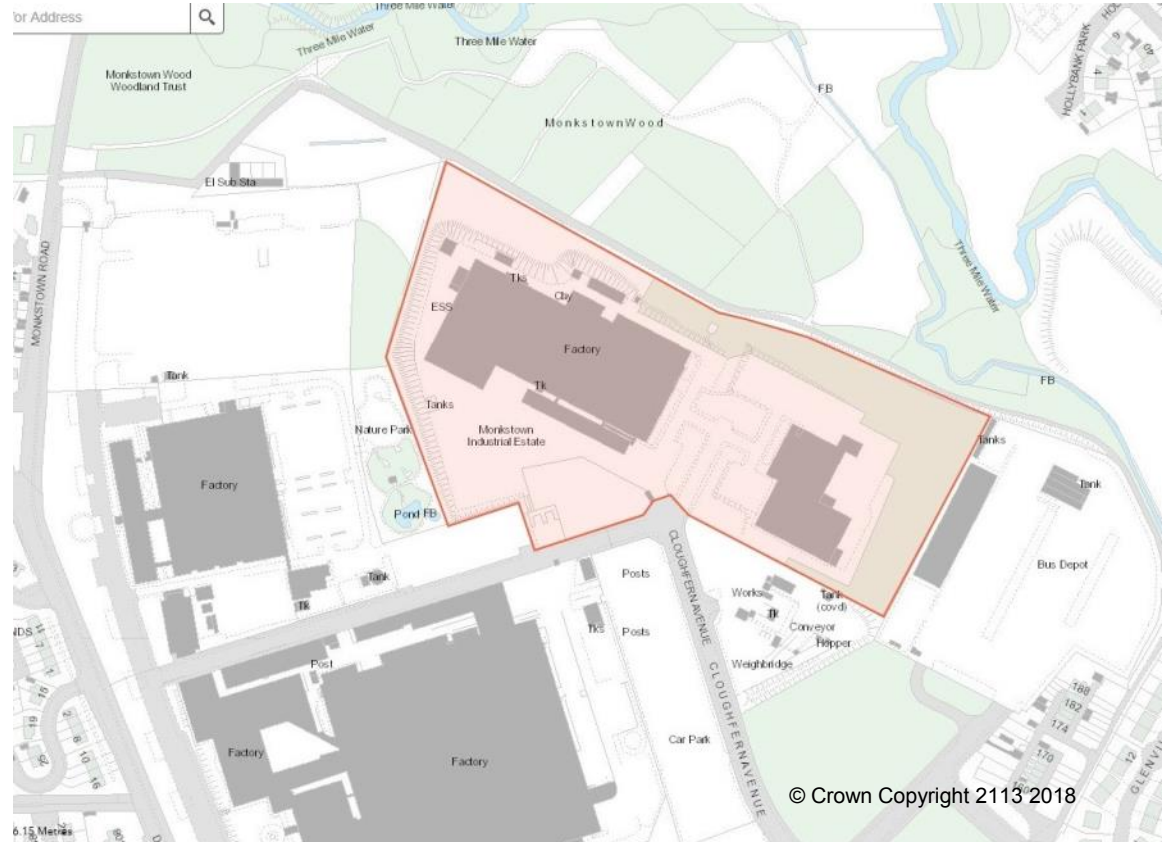


### Further Information:

For further information and viewing arrangements please contact the Sole Agents, McConnell Chartered Surveyors:

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Approximate Site Boundaries

EPC - Has been instructed

Sat Nav: BT37 0UH

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