



TO LET

Industrial Units and Yard ranging from 1,922 sq ft to 13,285 sq ft

79A Doagh Road, Kells, Ballymena BT42 3PS



LOCATION

Kells is located c. 6 miles south of Ballymena, one of Northern Ireland's largest and most affluent provincial towns. The village is accessible via the A26 dual carriageway which acts as the main transport route connecting Ballymena to the other main centres in the periphery including Antrim and Belfast.

The subject property is located on the Doagh Road, c. 4 miles from the centre of the village and 7.5 miles from the M2 Ballymena bypass which provides quick and convenient access to all parts of the province.

DESCRIPTION

The subject comprises warehouse accommodation with ancillary yard space, set within secure gated sites..

Units 1, 2 and 3 are warehouses built of steel portal frame construction, fitted with blockwork walls and profiled sheet cladding with part-translucent roof panels that afford good levels of natural light. In addition, both buildings have screed concrete flooring.

Externally, there is good sized concrete yard providing ample room for marshalling and parking. Perimeter fencing surrounds both sites and electric gates provide access from the concrete laneway.

ACCOMMODATION

Description	Area sq m	Area sq ft
Unit 1	c. 877 sq m	9,441 sq ft
Unit 2	c. 179 sq m	1,922 sq ft
Unit 3	c. 179 sq m	1,922 sq ft
Overall Total Accommodation	c. 1,235 sq m	13,285 sq ft

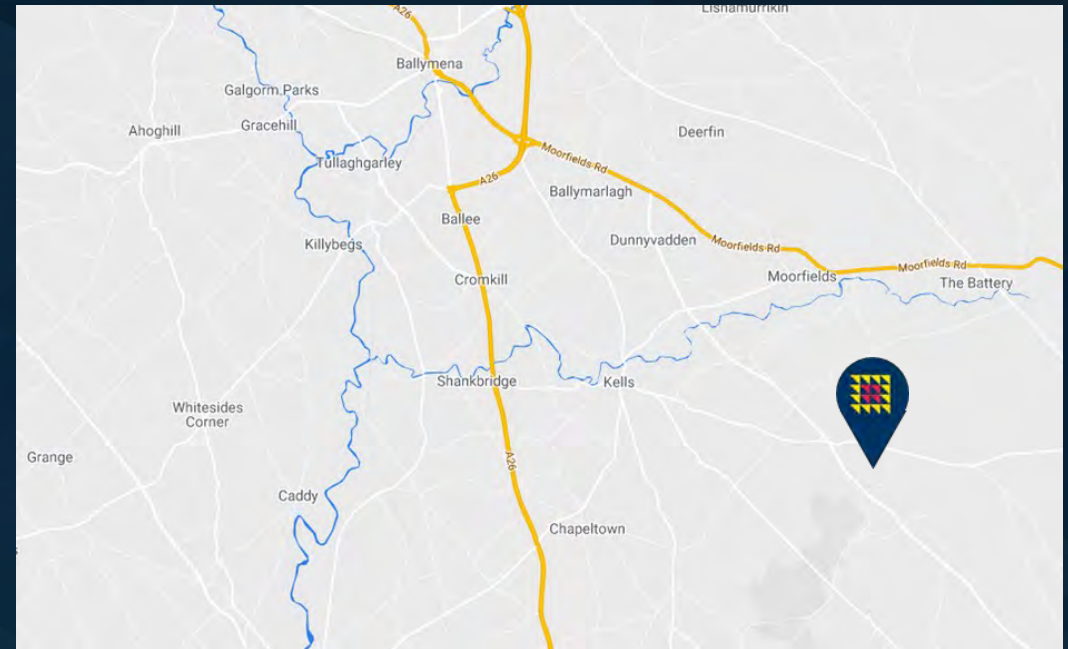


Photo Gallery



Unit 2



Unit 1



Unit 3



Unit 1



Unit 1

76 Doagh Road, Kells, Ballymena

LEASE DETAILS

RENT: Unit 1: £32,000 per annum
(Unit 1 can be let in its entirety or subdivided—further details on request)
Unit 2: £8,000 per annum
Unit 3: £8,000 per annum

TERM: Negotiable

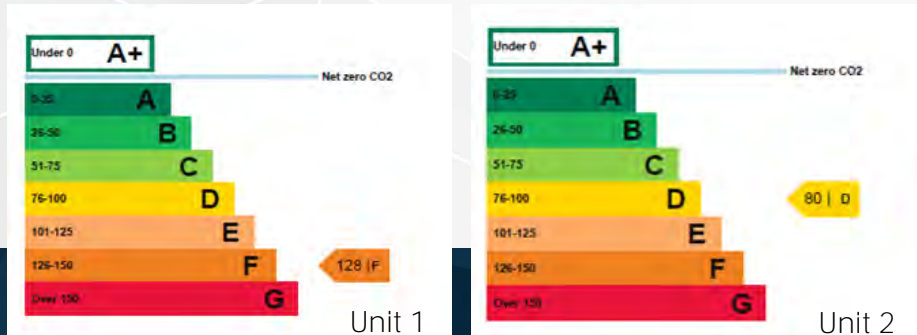
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

RATES

We are advised that the current NAV's are as follows:
Unit 1 is £19,000 (Estimated Rates Payable: £9,955.64)
Unit 2 is £5,750 (Estimated Rates Payable: £3,012.89)

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.

EPC CERTIFICATES



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 - <http://www.legislation.gov.uk/uk/si/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

CONTACT DETAILS

Iain McCabe
iainmccabe@okt.co.uk

James Christie
james.christie@okt.co.uk

028 9024 8181

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