



OK
T

TO LET

FOR IDENTIFICATION PURPOSES ONLY

Unit B3, Kilbegs Business Park, Kilbegs Rd, Antrim, BT41 4LZ

Modern Ground Floor Office Accommodation extending to c. 1,067 sq ft (98 sq m)

LOCATION

Kilbegs Business Park is a popular commercial park located approximately 1 mile from Antrim town centre and 14 miles north west of Belfast close to The Junction (formerly Junction One), Northern Ireland's premier retail outlet shopping centre.

Conveniently positioned close to the Dunsilly Roundabout providing ease of access to the M2 Motorway and A26 Ballymena Road.

DESCRIPTION

Comprising modern ground floor office accommodation with dedicated parking fitted to include carpeted floors, painted / plastered walls, suspended ceilings with recessed lighting, oil fired heating and kitchen & communal WC's.

Benefits from 2 no EV car chargers.

Neighbouring occupiers include Racking and Shelving, Harley Davidson, Legacy Gym, Marcon and Firmus Energy.

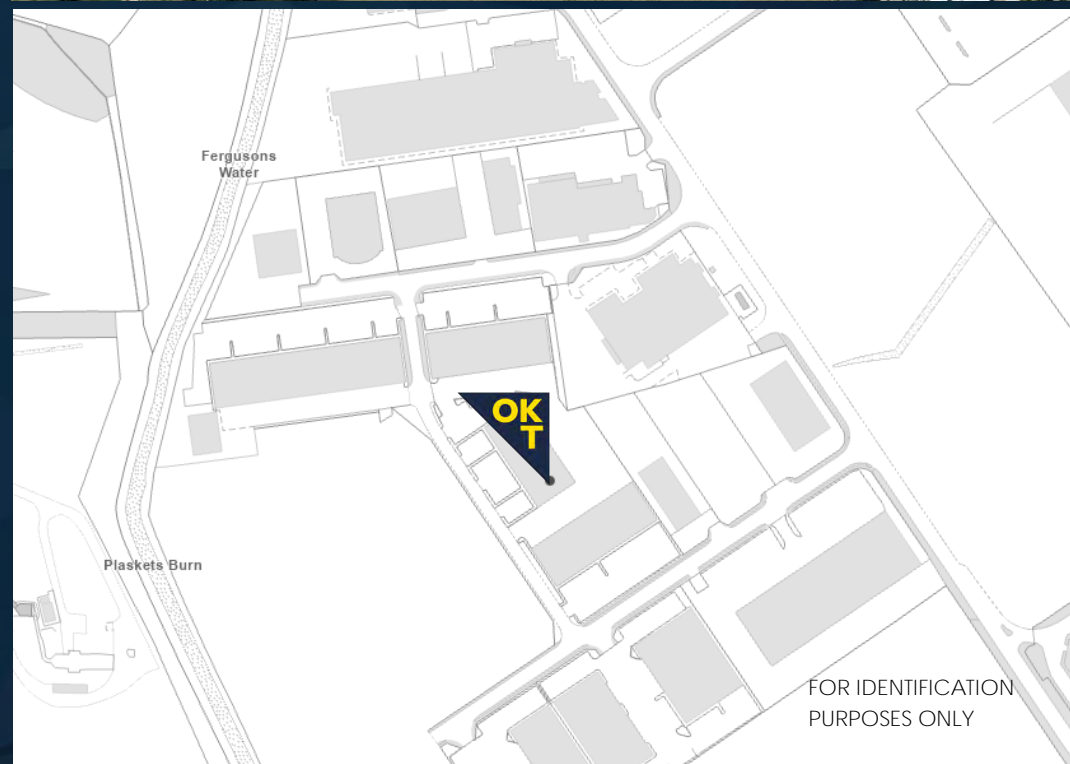
ACCOMMODATION

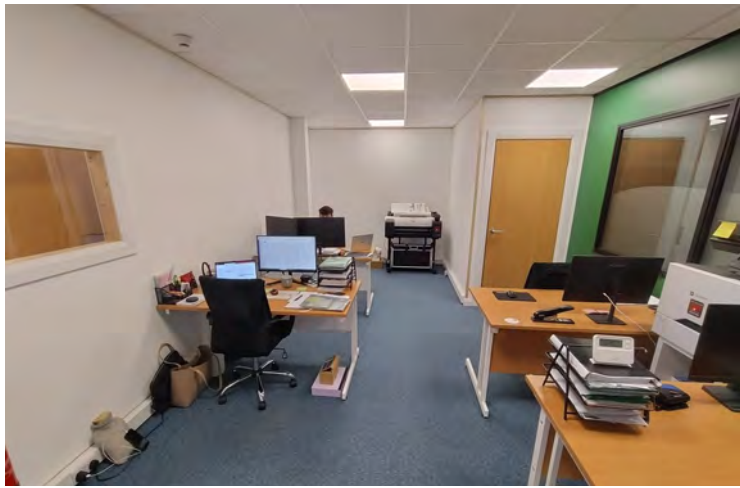
DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Open Plan Office	c. 59	636
Private Office 1	c. 23	249
Private Office 2	c. 9	102
Kitchen	c. 7	80
Communal WC's in Lobby		
TOTAL ACCOMMODATION	c. 98 sq m	1,067 sq ft

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/uksi/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.

REF: 9255





Unit B3, Kilbegs Business Park, Antrim

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SUBJECT PROPERTY

HUHTAMAKI

FIRMUS ENERGY

TEAM AIRPOWER

RACKING & SHELVING

DPD

MARCON FIT-OUT

GBS ROOFING

NEIGHBOURING OCCUPIERS

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LEASE DETAILS

RENT: £11,750 per annum
TERM: Negotiable subject to periodic upwards only rent reviews.
REPAIRS: Effective full repairing and insuring lease by way of service charge liability. Road bond also payable.
AVAILABILITY: Current tenant due to vacate in November 2025 but can provide possession to suit interested parties.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

VAT

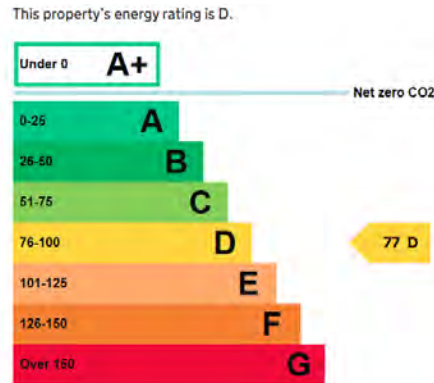
All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

NAV: £6,850

Estimated rates payable in accordance with LPS
Website: £4,025.68

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

IAIN MCCABE

iaain.mccabe@okt.co.uk

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk



OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.