



TO LET

Self Contained Ground Floor Office Suite of c. 484 sq m (5,210 sq ft) with dedicated on site parking

**Ballymena Chambers, Greenmount Plaza,
4 Parkway, Ballymena BT43 5ET**

**OK
T**

LOCATION

Ballymena is one of Northern Ireland's leading provincial towns, located c. 26 miles north of Belfast. It is well connected to the province's road network providing ease of access to the ports of Belfast and Larne and Belfast International Airport.

The subject property occupies a prominent position on Parkway, c. 0.4 miles from the town centre. The property benefits from excellent transport links, with bus stops on Parkway and Ballymena Train Station only a c. 10 minute walk away.

DESCRIPTION

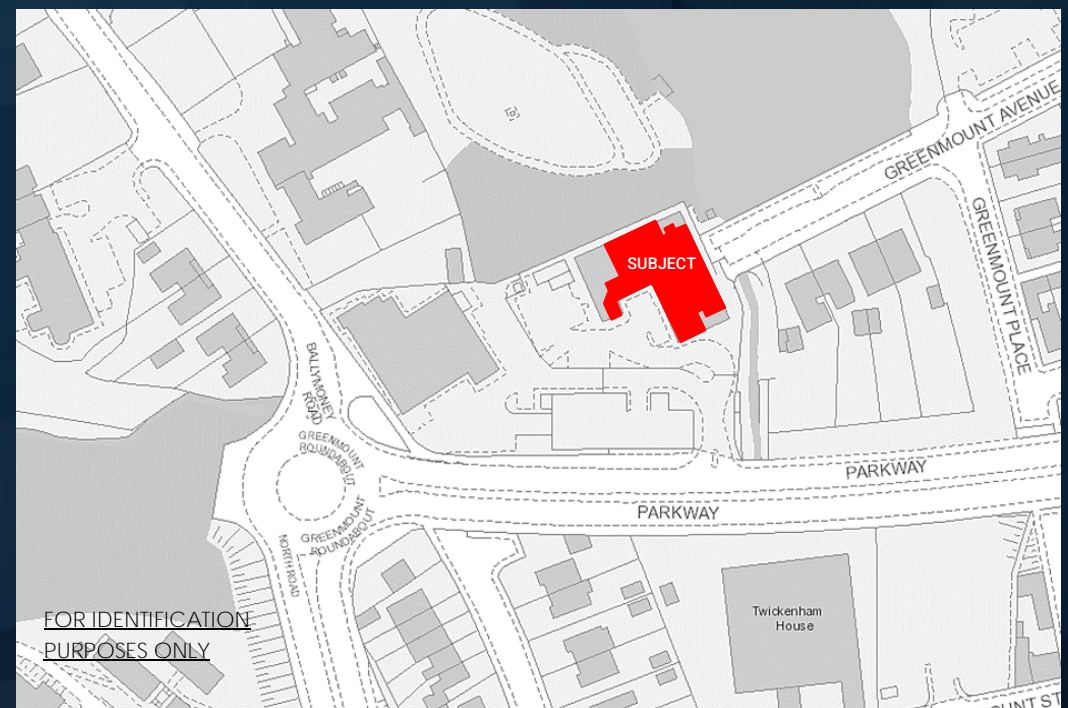
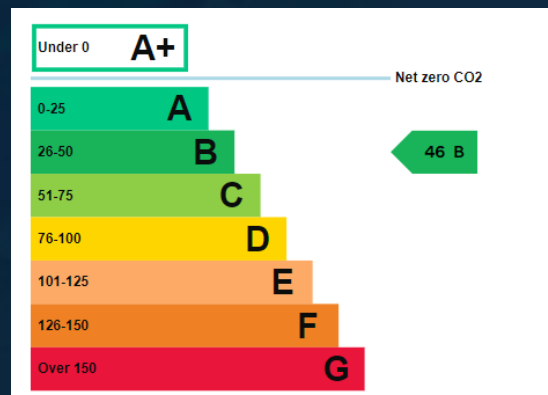
Modern ground floor office suite fitted to include carpeted raised floors, suspended ceilings with recessed lighting, painted / plastered walls, gas fired heating, large kitchen / canteen and WCs.

The property benefits from 5 No. dedicated car parking spaces. Additional spaces may be available on annual licenses—further details on request.

ACCOMMODATION

Description	Area sq m	Area sq ft
GROUND FLOOR	C. 484 sq m	C. 5,210 sq ft

EPC CERTIFICATE





Ground Floor (Part) Offices extending to c. 484 sq m (5,210 sq ft)

Ballymena Chambers, Greenmount Plaza
4 Parkway, Ballymena BT43 5ET

LEASE DETAILS

RENT: £52,000 per annum
TERM: Negotiable subject to periodic upwards only rent reviews
REPAIRS: Internal repairing together with service charge liability in relation to external repairs and repair / maintenance of common areas
AVAILABILITY: Late July / Early August

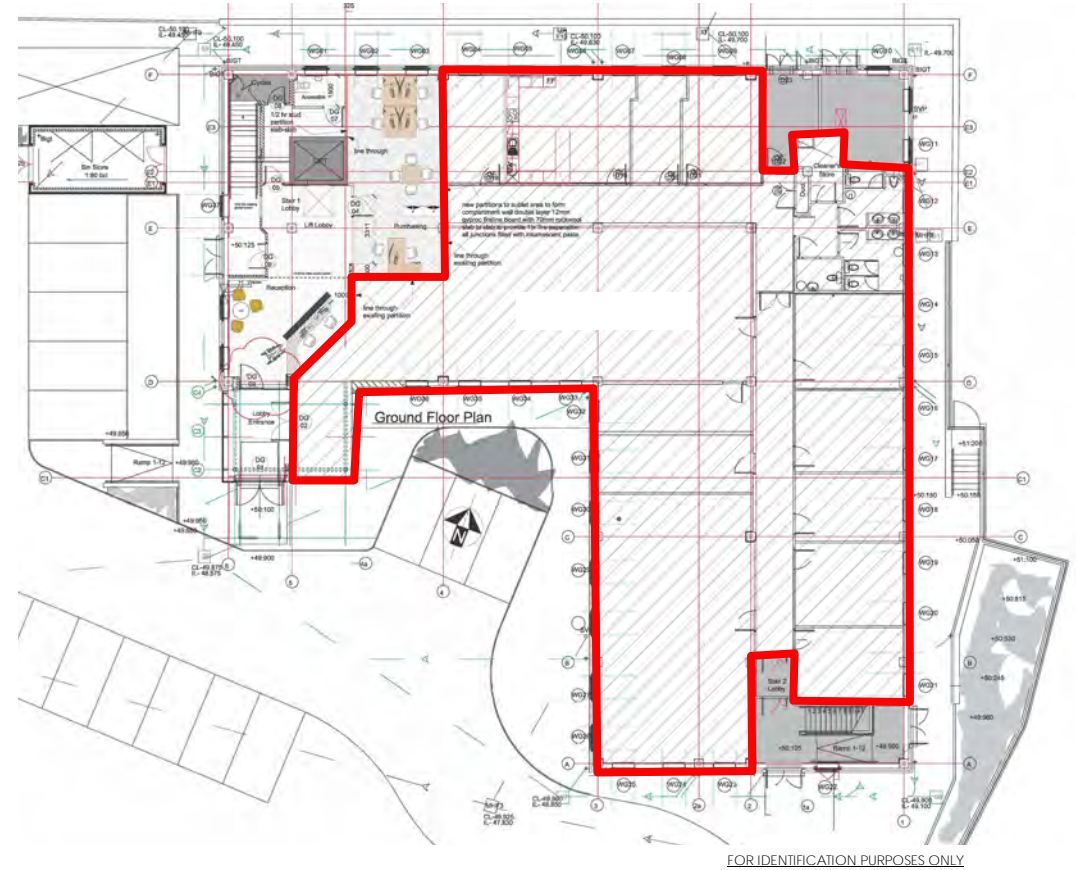
RATES

To be re-assessed.

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

VAT

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



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: 9529

CONTACT DETAILS

IAIN MCCABE
iain.mccabe@okt.co.uk

ALAN MCKINSTRY
alan.mckinstry@okt.co.uk

028 9024 8181

OKT.CO.UK



OKT for themselves and for the Vendors or Lessors of this property whose agents they are 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.