



TO LET

Prominent Office / Showroom / Storage Accommodation of c. 4,500 sq ft & Elevated Display / Sales Area

Springfarm Ind, Estate, Antrim BT41 4NT

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LOCATION / DESCRIPTION

The subject is located within Springfarm Industrial Estate, c. 1 miles north of Antrim town Centre, c. 14 miles north west of Belfast and c. 11 miles south of Ballymena.

The property benefits from an extremely prominent elevated position overlooking the main Ballymena Road which is the main arterial route from the Dunsilly Roundabout linking the M2 and A26 and providing access to the wider Province and the nearby Belfast International Airport.

Springfarm Industrial Estate is an established commercial location with numerous retail / trade counter and industrial occupiers, including Mac Blair, Townparks Vauxhall, Fyfes and Glenwood Kitchens and it is opposite The Junction Outlet Centre whose occupiers include Asda, Lidl, Homebase, Holiday Inn Express, Omniplex Cinema and McDonalds.

The office block is currently sub-divided into a number of individual offices which provides Covid 19 social distancing benefits and it can be let in its entirety or on a floor by floor basis. The ground floor would also suit use as a showroom if taken together with all or part of the external display areas which greatly benefit from their elevated position and the large volumes of traffic on the Ballymena Road and Stiles Way.



ACCOMMODATION

OFFICE BLOCK

	SQ M	SQ FT
GROUND FLOOR: Comprising open plan offices, individual offices, stores, kitchen and WC facilities	c. 209 sq m	2,250 sq ft
FIRST FLOOR: Comprising a number of individual offices and stores	c. 209 sq m	2,250 sq ft

OUTSIDE

Exterior Display / Sales Area	c. 0.36 acres	15,650 sq ft
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LEASE DETAILS

RENTAL:	Offices: £8.00 p.s.f. Display / Sales Area: On request
TERM:	Negotiable
REPAIRS / INSURANCE:	Effective full repairing and insuring lease
SERVICE CHARGE:	Payable in respect of landlord's costs in maintaining and repairing the exterior of the property and common areas





Elevated Display /
Sales Area

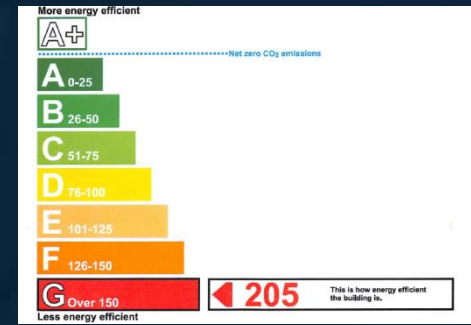
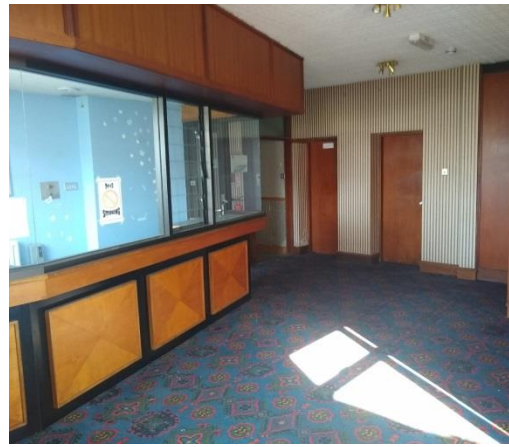


Customer Due Diligence

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/ukksi/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.



EPC DETAILS

NAV

NAV: £20,797. The commercial rate in the pound for 2020 / 2021 is £0.519426.

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.

FURTHER DETAILS

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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.