



TO LET

First Floor Office Accommodation extending to c 1,057 sq ft (98 sq m)

**Unit 11, Galgorm Court, Raphael Rd, Galgorm,
Ballymena BT42 1HW**

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LOCATION

Galgorm is a well known and popular suburb in the Ballymena area, with a wide variety of other local businesses and amenities already in the vicinity.

Neighbouring occupiers include Simpsons Pharmacy, Galgorm dry cleaning, Winemark, The Crispy Cod, Café Crème, McAtamney's butchers and Nearby convenience store.

DESCRIPTION

The first floor offices are accessed via a stairwell or 650kg passenger lift shared with Ballymena Building Control.

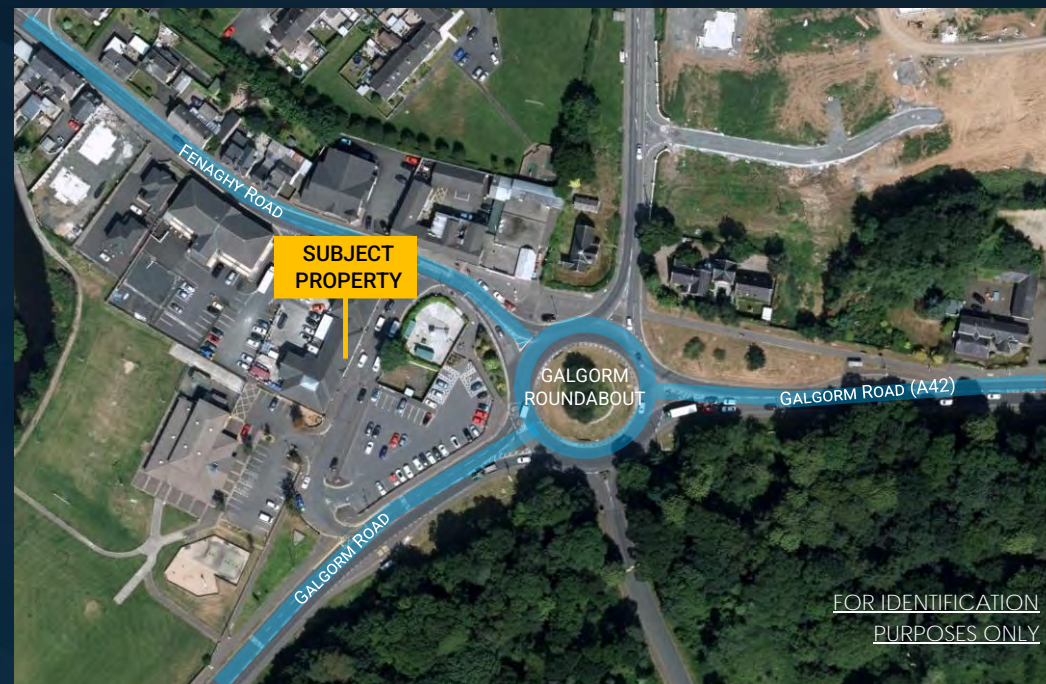
Accommodation comprises reception, open plan office with 3 No. private offices, kitchen and 2 no. WC's, one of which has a shower. The unit is well finished with laminate floors and painted walls. The unit benefits from an intruder alarm, intercom system and an air conditioning system.

There are free carparking facilities nearby.

Ideal for continued use as office accommodation or for a variety of uses subject to necessary consents.

ACCOMMODATION

Description	Area sq m	Area sq ft
FIRST FLOOR		
Open Plan Office	C. 48 sq m	519 sq ft
Reception	C. 13 sq m	134 sq ft
Private Office 1	C. 14 sq m	146 sq ft
Private Office 2	C. 10 sq m	102 sq ft
Private Office 3	C. 7 sq m	77 sq ft
Kitchen	C. 7 sq m	79 sq ft
WC Facilities		
TOTAL NET INTERNAL AREA	C. 98 sq m	1,057 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: C4533

LEASE DETAILS

RENT: £8,450 per annum
TERM: From 3 years
REPAIRS / INSURANCE: Landlord to pay annual building insurance and tenant to reimburse in portion revenue to size of the unit . Tenant responsible for internal and external repairs / maintenance.
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

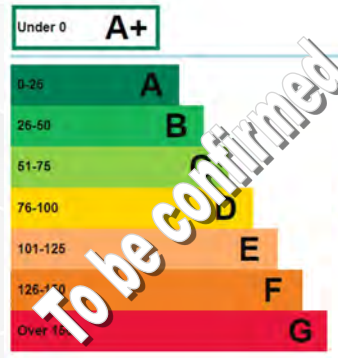
RATES

We are advised that the current NAV for the subject is £7,250. Estimated rates payable is £4,362 per annum.

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



EPC CERTIFICATE



CONTACT DETAILS

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