



TO LET

Warehouse of c. 2,400 sq ft

**Unit 2, Taylor Business Park, 17 Carnanee Road,
Templepatrick, BT39 0BZ**

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LOCATION / DESCRIPTION

Convenient and accessible location equidistant from Mallusk (c. 3 miles) and Templepatrick (c. 3 miles) junctions of the M2 Motorway and the wider road network.

ACCOMODATION

UNIT 2 (Eaves of c. 18 sq ft plus 2 no electric roller shutters) c. 2,400 sq ft

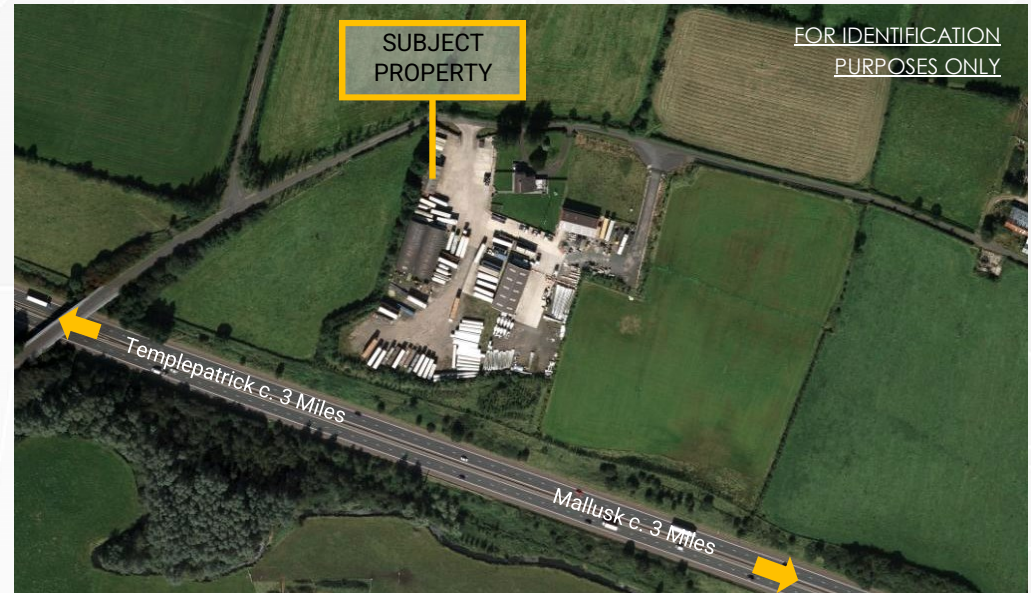
LEASE DETAILS

RENT: £15,000 per annum
TERM: Negotiable, subject to periodic upwards only rent reviews.
REPAIRS/INSURANCE: Full repairing and insuring lease.
SERVICE CHARGE: Included in rental.
VAT: All prices, outgoings etc are exclusive of, but are subject to VAT.
EPC: Information Pending

NAV

NAV: £15,200
Estimated rates payable in accordance with LPS Website: £ 8,224.40

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



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/ukssi/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

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File No: 6817

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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.