



TO LET

New Build Storage Accommodation extending to c. 5,400 sq ft

Units 2–5 Kilgad Road, Moorfields, Kells BT42 3EE



LOCATION & DESCRIPTION

The subject property is located just off the Kilgad Road within Moorfields, which is situated c. 6 miles from Ballymena and c. 15 miles from Larne.

The new build storage accommodation is of steel portal frame construction with double skin metal clad elevations and a concrete floor. The units benefits from 4 No. c. 5m high roller shutter access doors, a 3 phase electricity supply and an eaves height of c. 6 m.

The unit will have access to communal parking facilities which will be shared with adjoining occupier Houston Coachworks.

ACCOMMODATION

Units 2–5	Area sq m	Area sq ft
Storage	C. 502 sq m	5,400 sq ft

LEASE DETAILS

RENT: £30,000 per annum

TERM: Negotiable

NAV: Rates to be assessed

EPC: EPC Rating is C67

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/uk/si/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.

FILE REF: 9388



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