



For Indicative Purposes Only

Prominent New Build Light Industrial Units

Woodside Park, Woodside Road, Ballymena,
BT42 4HG

New Build Light Industrial Unit (Suitable for a variety of uses STPP)

BEACON
PROPERTY

Location

Ballymena, located approx. 28 miles north of Belfast is one of Northern Ireland's premier destinations with a catchment population estimated to be approximately 200,000 people. The town is well served by the province's road and rail networks.

The proposed scheme is located off Woodside Road, on Woodside Park a short distance from the Ballymena Bypass (M2) and neighbouring industrial scheme of Woodside Industrial Estate. Located approximately 1 mile from Ballymena town centre and less than 0.5 miles from the village of Broughshane, the proposed subject scheme is located in a easily accessible industrial area.

Located in close proximity to the subject are a number and varied types of businesses. Nearby occupiers include Ballymena Livestock Market, MB Motors, Carey Cleaning Equipment & Moore Concrete Products etc.



Description

The proposed development will consist of approx. 19,913 sq. ft of light industrial space split over 10 proposed units with approximately 45 vehicular parking spaces provided on site.

Eave height will be approx. 7 metres with pedestrian and roller shutter doors provided to each individual unit. Internally the units will be finished to a developer shell specification.

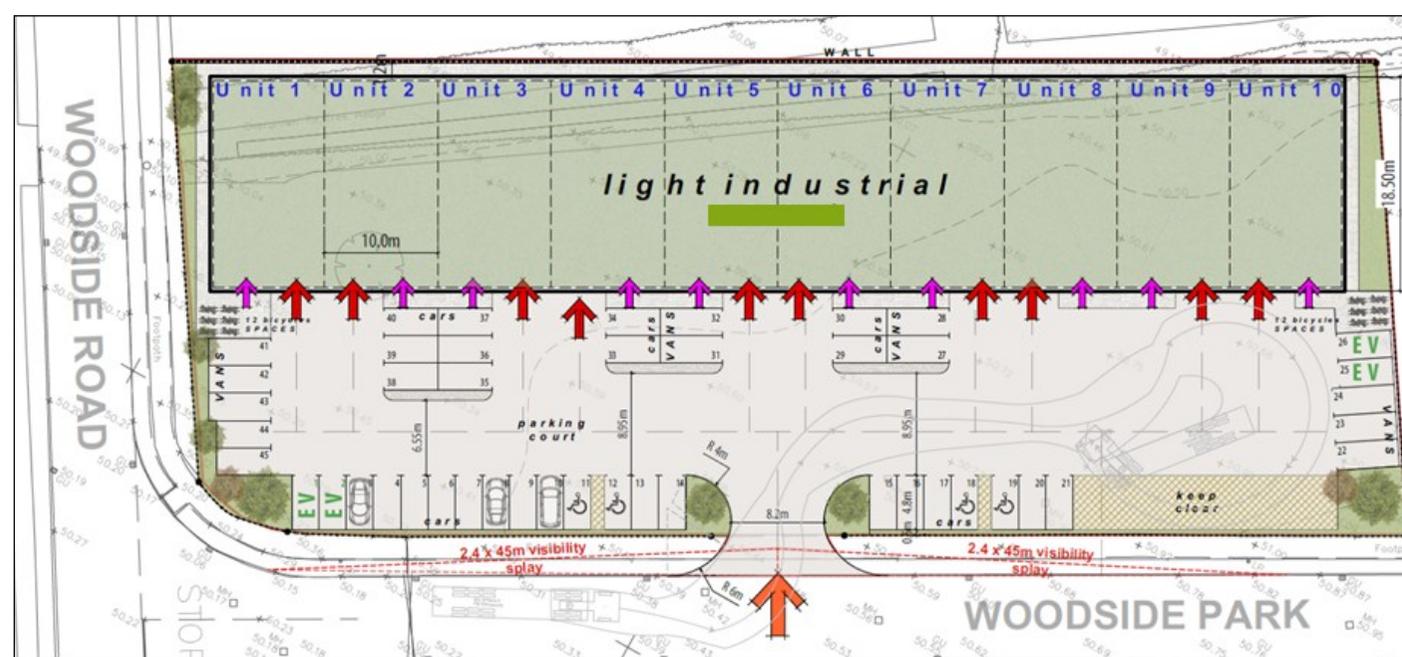
A scheme layout is shown overleaf with unit sizes and elevation drawings. The opportunity exists to potentially amalgamate units (subject to any necessary planning consents) to reflect individual requirements. Please discuss further with the agent.

Availability of units shall be Q4 2025 or earlier by agreement.



Schedule of Accommodation

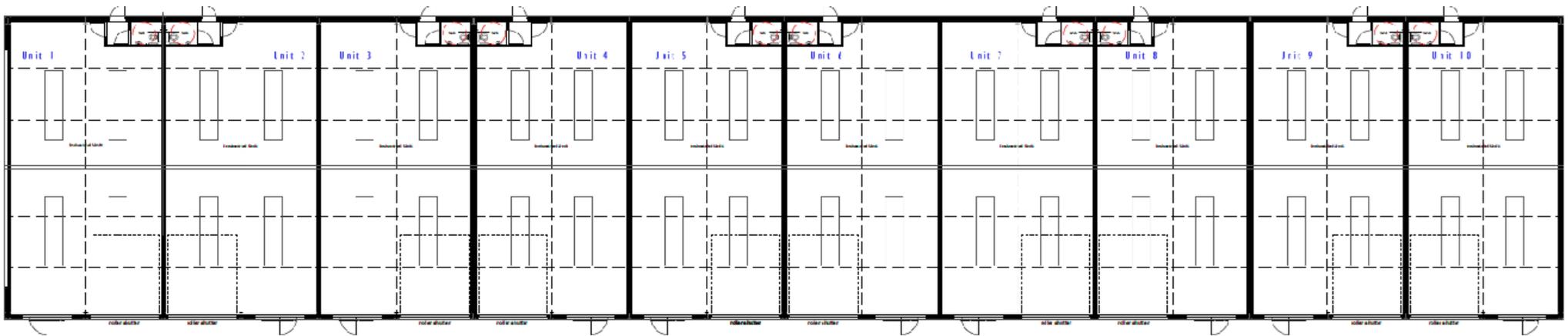
Unit	Sq. ft (GIA)	Sq. m (GIA)
1	1,991	185
2	1,991	185
3	1,991	185
4	1,991	185
5	1,991	185
6	1,991	185
7	1,991	185
8	1,991	185
9	1,991	185
10	1,991	185
Total	19,913	1,850



Lease Details

- Term:** 15 year term with rent review every 5 years
- Rent:** £20,000 per annum exclusive per unit payable quarterly in advance
- Repairs:** Full repairing with provision for a service charge to cover landlord costs for repairing and maintaining any communal areas and management fee.
- Insurance:** The landlord will insure the complex with tenants liable for reimbursing a fair and reasonable proportion per unit.
- Rent Deposit:** Security deposits will be required and to be agreed between the parties.
- VAT**
VAT will be applicable and will be charged at the prevailing rate.
- NAV**
To be assessed post completion of the development.

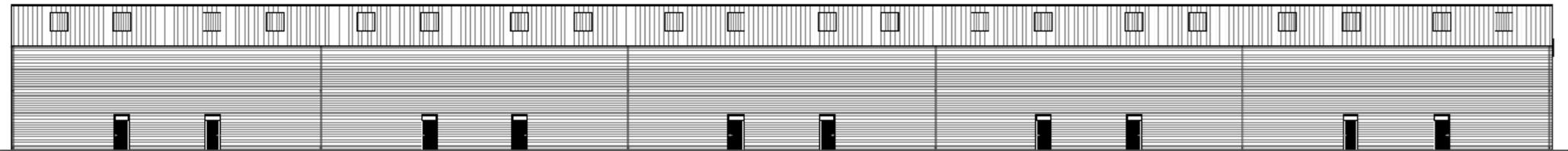




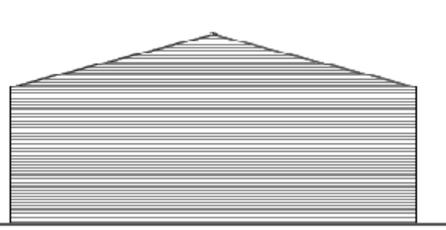
00 Plot A Floor Plan
Scale: 1:150



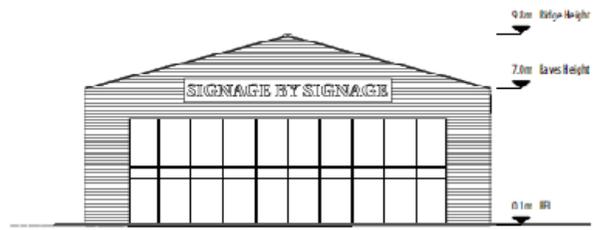
SE Front Elevation
Scale: 1:150



NW Rear Elevation
Scale: 1:150



NE RHS Elevation
Scale: 1:150



SW LHS Elevation
Scale: 1:150

**Not To Scale /
For Identification
Purposes
Only**

For further information or to arrange a viewing, please contact:-

Liam McAuley

+44 (0)28 9521 9319

+44 (0)7904 007114

Liam@beaconpropertyni.co.uk

Visit us online

Beaconpropertyni.co.uk

The logo for Beacon Property, featuring the word "BEACON" in a large, bold, white sans-serif font above the word "PROPERTY" in a smaller, white sans-serif font, both centered within a dark blue rectangular background. The logo is reflected below it.

**BEACON
PROPERTY**

Beacon NI Property Ltd for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Beacon NI Property Ltd or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Beacon NI Property Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Beacon NI Property Ltd has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Beacon NI Property Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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.

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Beacon NI Property Ltd. 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.