

34B Ballynure Road/Doagh Road (Ballyearl Business Park), Ballyearl, BT36 5SW

For Sale / To Let

Proposed new build office accommodation totalling 8,514 sq ft over 3 floors with 38 no. on-site car parking spaces



**Lambert
Smith
Hampton**

Location

Ballyearl Business Park is located on the periphery of Mallusk, one of the Province's premier commercial and industrial locations. Major companies who have recognised its strategic location include DHL, The Post Office, British Telecom and Boxmore International.

Ballyearl Business Park enjoys a prominent position fronting the Ballynure Dual Carriageway affording direct access to the M2 Motorway at Sandyknowes Roundabout providing quick access to Belfast City Centre, Belfast City and International Airports, Belfast and Larne harbours and the M1, M2 and the M3 Motorway network.

- 9.9 miles from Belfast Port
- 14.4 miles from Larne Port
- 112 miles from Dublin Port
- 11.6 miles from Belfast City Airport
- 12.4 miles from Belfast International Airport
- 107 miles from Dublin Airport

Description

The proposed development comprises a standalone office building of 8,514 sq ft over 3 floors on a self contained site with car parking provision for 38 cars. The site totals approximately 0.6 acres.

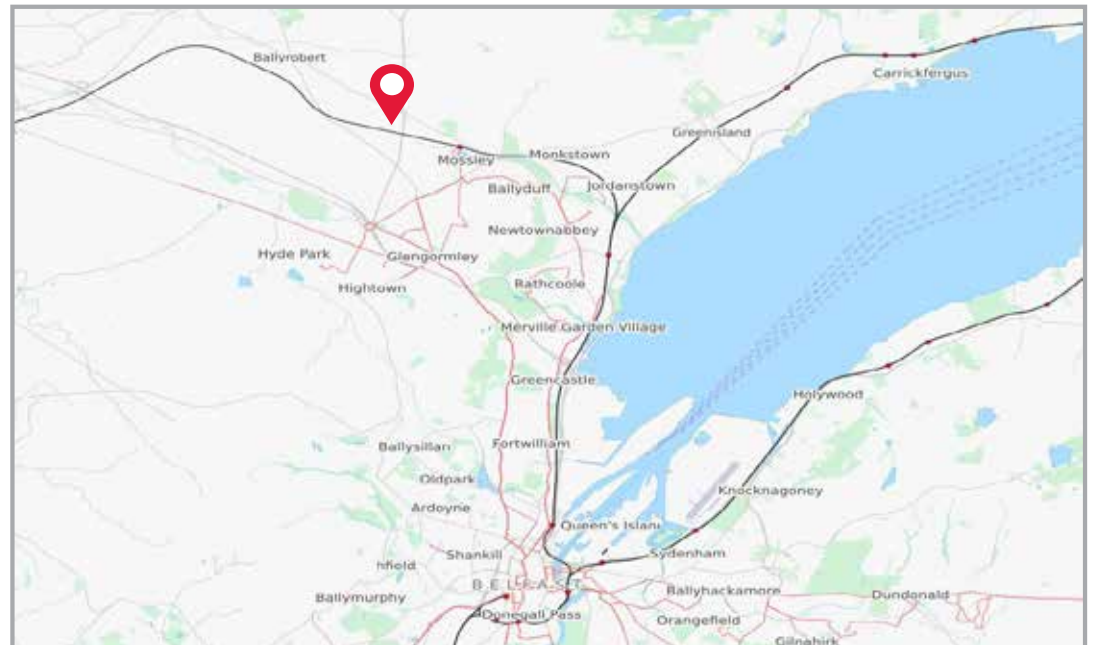
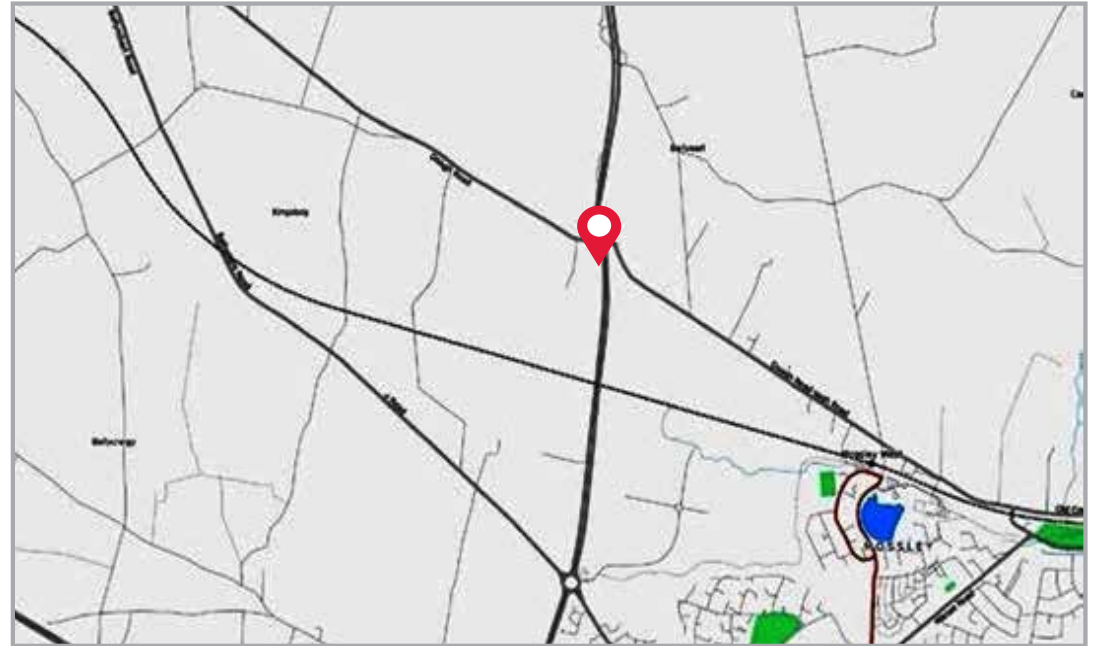
Planning Ref: U/2011/0314/F.

Schedule of Accommodation

	Sq Ft	Sq M
Ground Floor	2,357	219
First Floor	3,078	286
Second Floor	3,078	286
Total	8,514	791

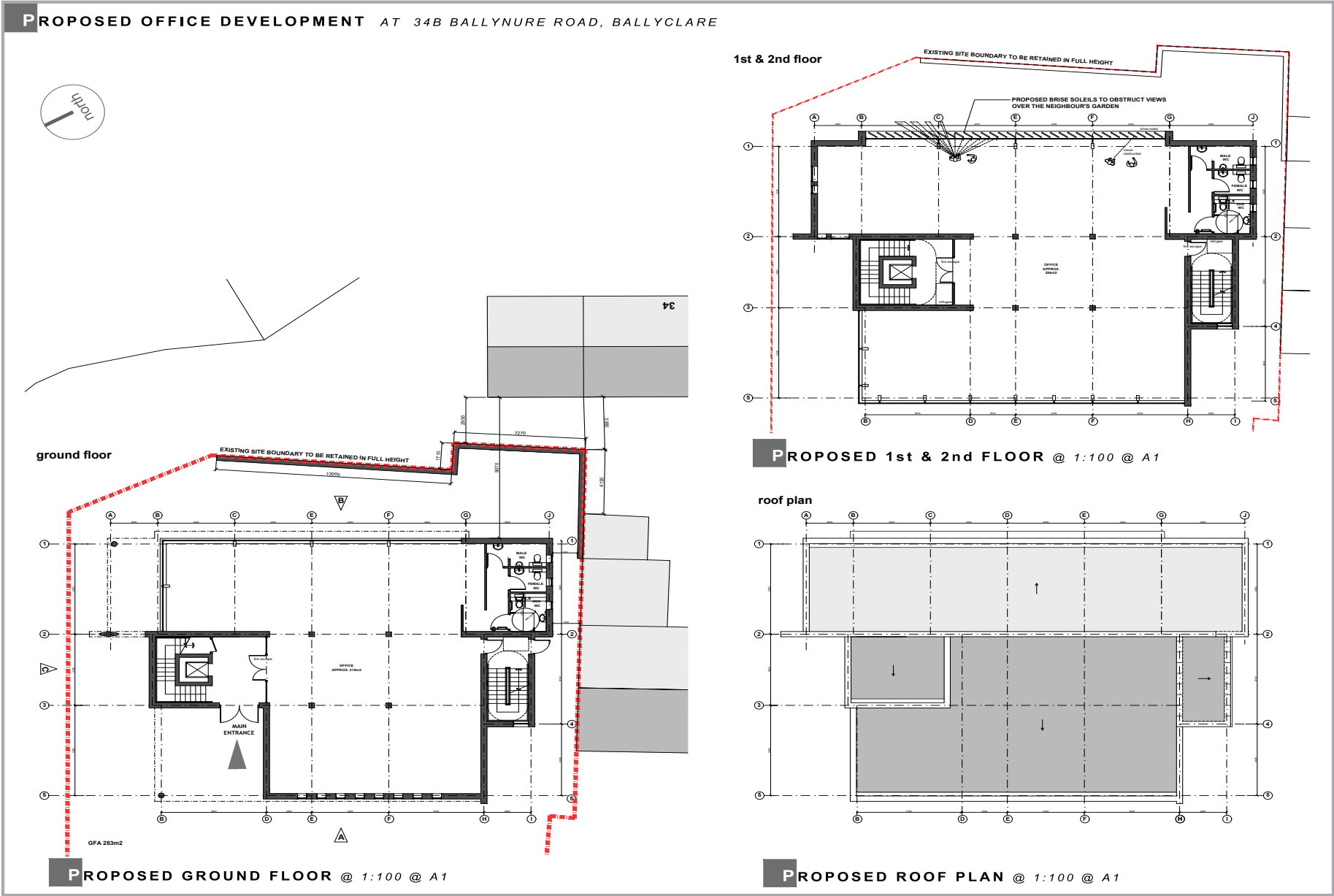
Lease Details

- Term -** By negotiation.
- Rent -** On application.
- Rent Review -** 5 yearly.
- Repairs/Insurance -** Full repairing and insuring basis.

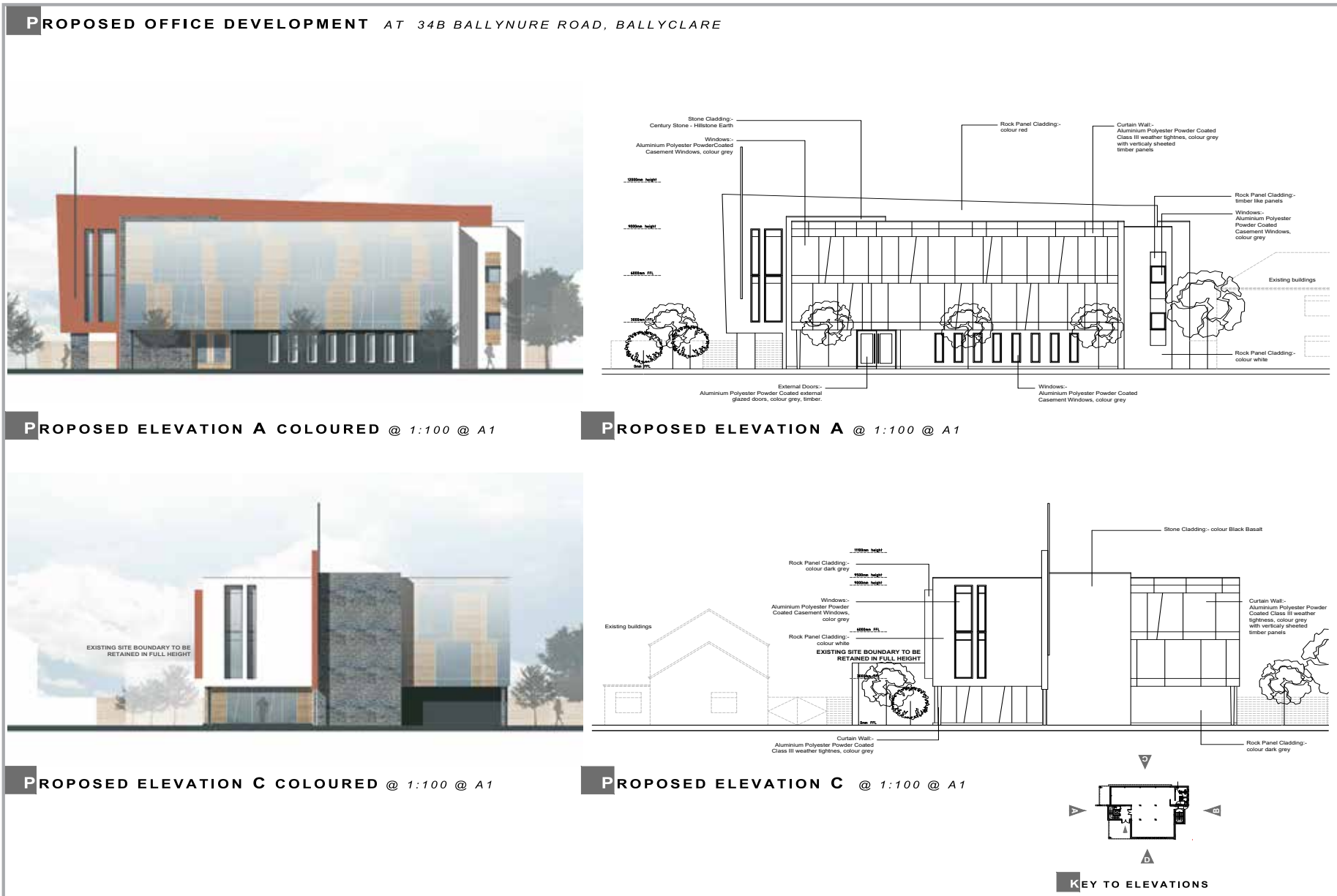


For Indicative Purposes Only

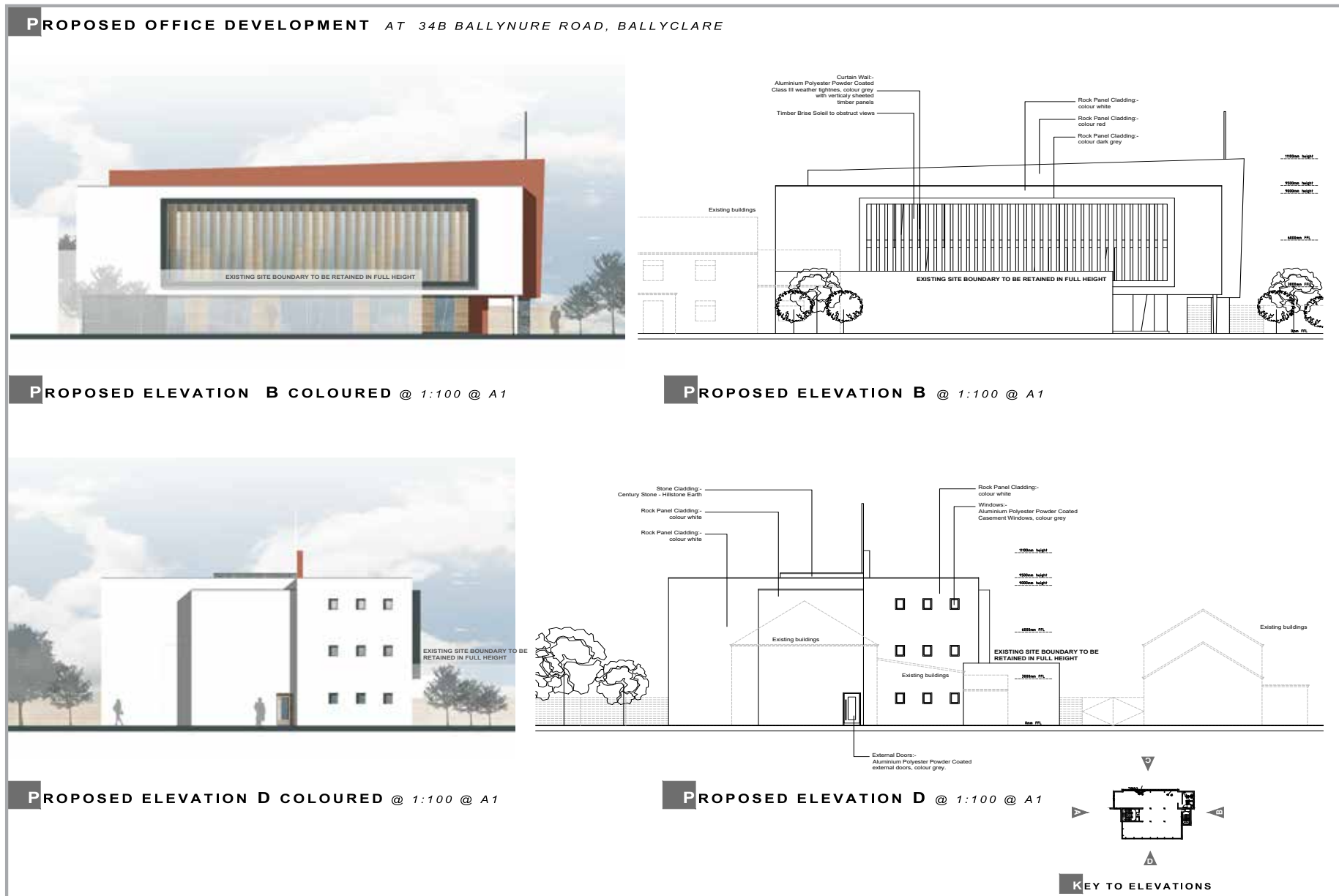
Proposed Floor Plan



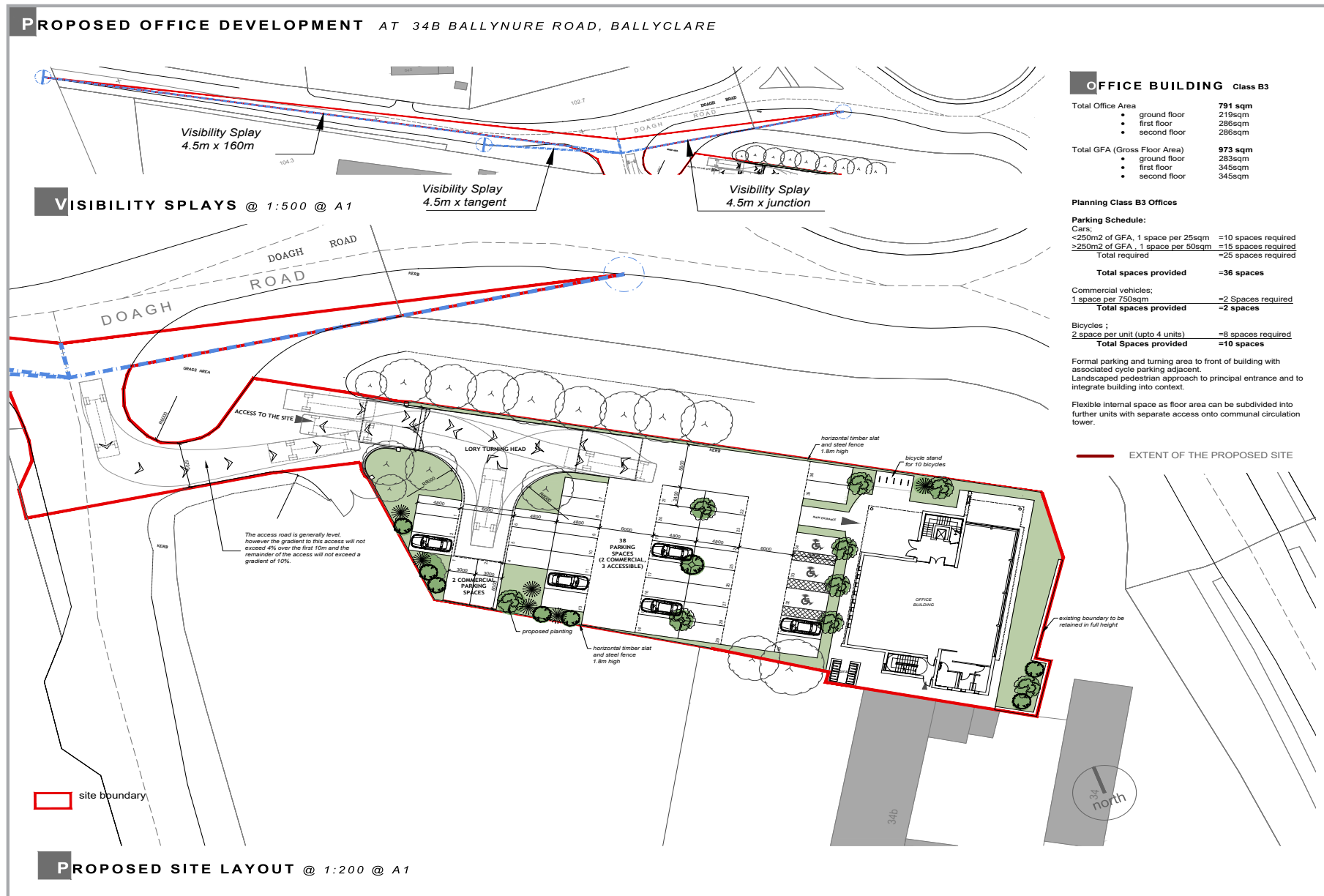
Proposed Elevations (Option 1)



Proposed Elevations (Option 2)



Proposed Site Plan





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Price

Price upon application.

Stamp Duty

This will be the responsibility of the purchaser.

Rates

We have been advised by Land and Property Services that the subject property will need to be reassessed.

Value Added Tax

We are advised that the subject property is VAT registered, therefore VAT will be chargeable in addition to the prices quoted.

Viewing Details / Further Information

For further information please contact:

**Lambert
Smith
Hampton**

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