

11a Ballybrakes Business Park, Ballymoney, BT53 6LW

For Sale/To Let

Warehouse Accommodation with Offices totalling 21,336 sq ft (1,982 sq m) benefitting from 5m Eaves and Tarmacadum Loading Apron. Full Planning Permission for a Dry Waste Recycling Facility.



Location

Ballymoney town is the largest settlement within the larger Borough which incorporates small settlements such as Stranocum, Ballyboge, Armoy, Dunloy and Dervock. In terms of the wider Northern Ireland context, Ballymoney is located inland; approximately 47 north west of Belfast and 8 miles south east of Coleraine. Ballybrakes Business Park is situated one mile south west of Ballymoney town centre on the southern side of Ballybrakes Road.

- 47 miles from Belfast Port
- 41 miles from Larne Port
- 151 miles from Dublin Port
- 35 miles from Belfast International Airport
- 51 miles from Belfast City Airport
- 146 miles from Dublin Airport

Description

- Concrete floor;
- 5m eaves;
- 2no. 4.75m roller shutter doors;
- 3 phase power supply;
- Plastered and painted walls;
- Shared site;
- Fluorescent strip lighting;
- Suspended ceiling;
- Fire & Security alarms;
- Laminate flooring;
- Profiled metal cladding;
- Mid terrace warehouse unit.

Planning

The property benefits from planning permission for a Dry Waste Recycling Facility - Ref: LA01/2017/1592/F.

Schedule of Accommodation

	Sq Ft	Sq M
Warehouse	20,137	1,870.8
Offices	1,199	111.40
Total Internal Area	21,336	1,982.2

Lease Details

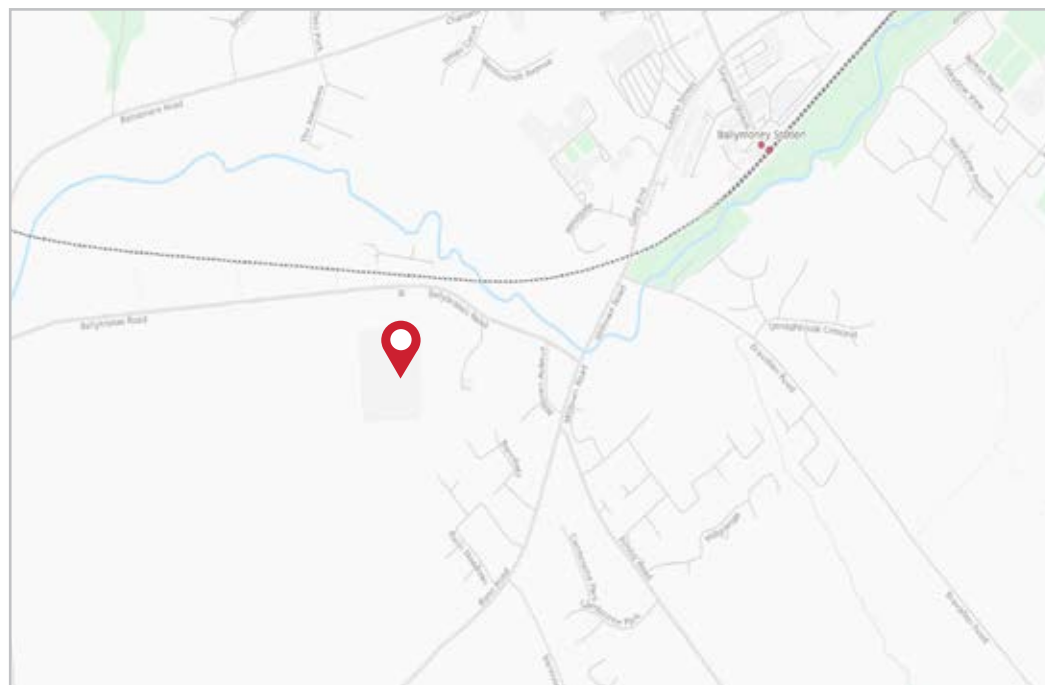
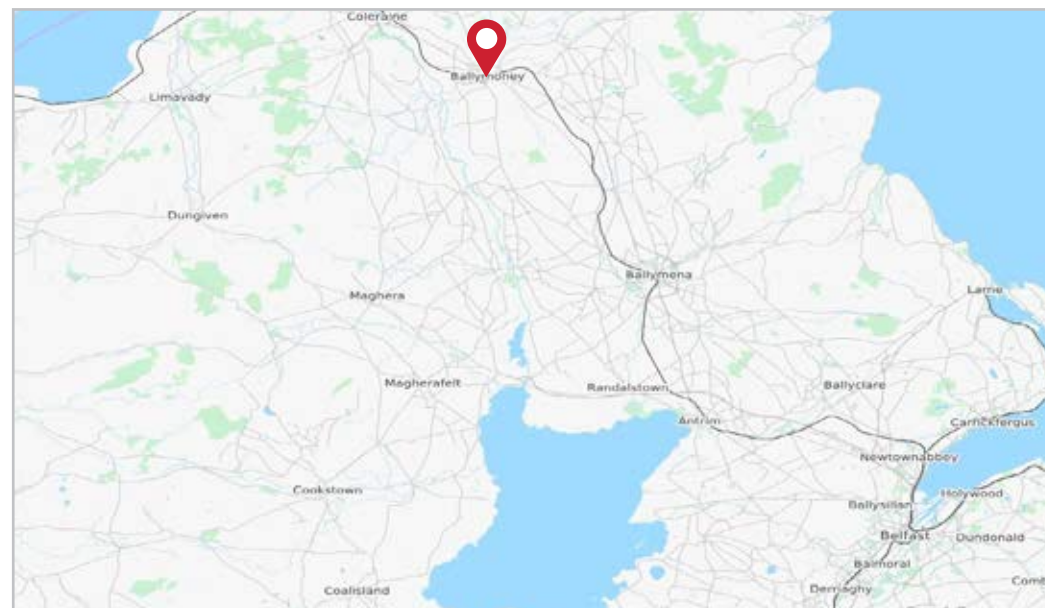
Term - By negotiation.

Rent - £26,500 per annum exclusive.

Rent Review - 5 yearly.

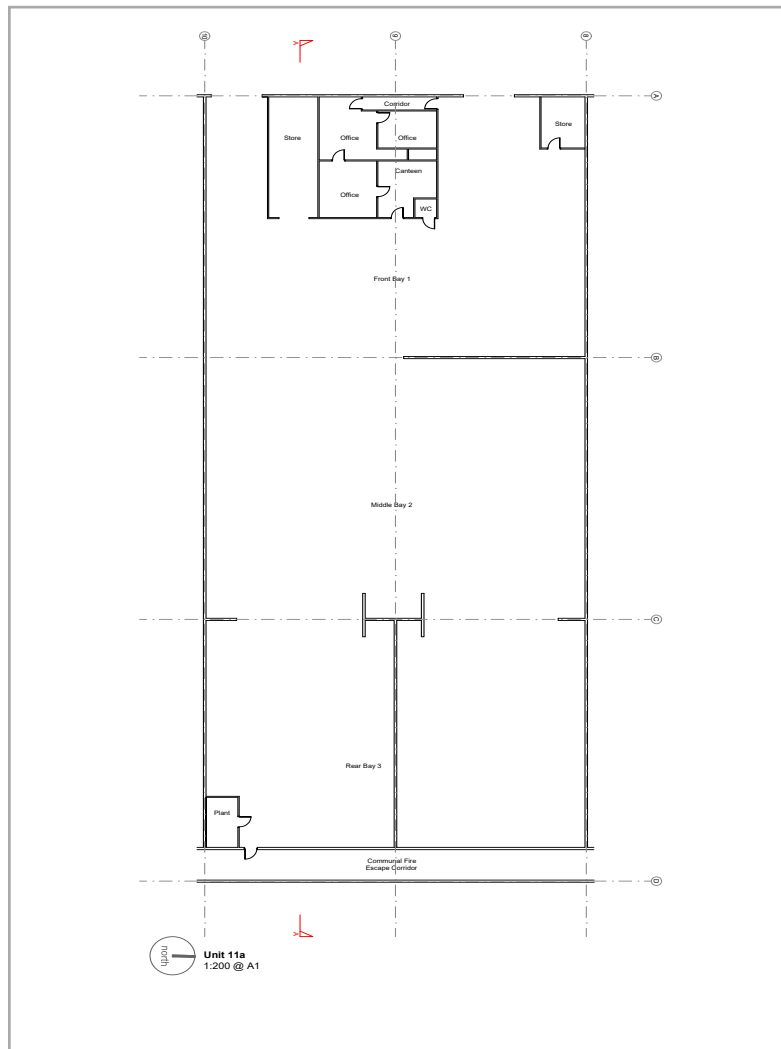
Repairs - The tenant is to be responsible for external and internal repairs.

Insurance - The tenant is to be responsible for reimbursing the Landlord with a fair proportion of the insurance premium.



For Indicative Purposes Only

Floor Plan



Price

Price on application.

Rates

We have been advised by Land and Property Services of the following:-

Net Annual Value: £31,750

Rate in £ 19/20: £0.5885

Rates payable, if applicable: £18,685

Energy Performance Certificate

The property benefits from an EPC rating of C68 and the Energy Performance Certificate is available upon request.

Value Added Tax

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

Further Information

For further information, please contact:-

**Lambert
Smith
Hampton**

Ian Harbinson

028 9026 9257

iharbinson@lsh.ie

Subject to Contract and Exclusive of VAT © Lambert Smith Hampton January 2020

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warrantee or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.