

OFFICE SUITES TO LET

FENAGHY ROAD, GALGORM, BALLYMENA, BT42 1PY

CBRE NI

PART OF THE AFFILIATE NETWORK



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Key Benefits

- 1,500 sq ft of office space
- On site car parking
- Easy access to the M2 motorway
- Flexible terms

Location

The property is located in Galgorm Industrial Estate, an established address on the edge of Ballymena. This location provides ease of access to the M2 motorway with Belfast only c.32 miles away. It is situated just 0.6 miles from Galgorm Village and 2.7 miles from Ballymena. The 4-Star luxury Galgorm Spa and Golf Resort is located 1.2 miles from the subject property.



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Description

The self-contained office studios are finished to a good standard to include carpeted floors, plastered painted walls, suspended ceilings and recessed fluorescent lighting. The office suites are located on a secure site with parking provisions available.

Units are suitable for a variety of uses such as office, beauty salon, physiotherapy or art studios subject to any necessary consent.

Tenure

Term	Negotiable
Repairs/Insurance	Full repairing and insuring basis
Rent	£1,275 p.m.

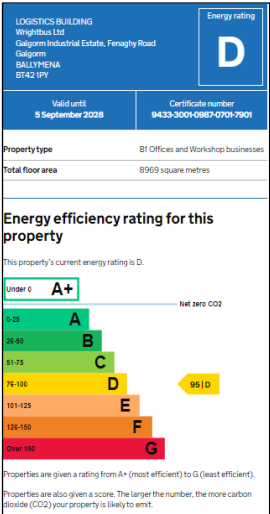
All-in monthly rate of £1,275 pcm is inclusive of VAT & electric



EPC

The building has been rated as D – 95 under EPC regulations.

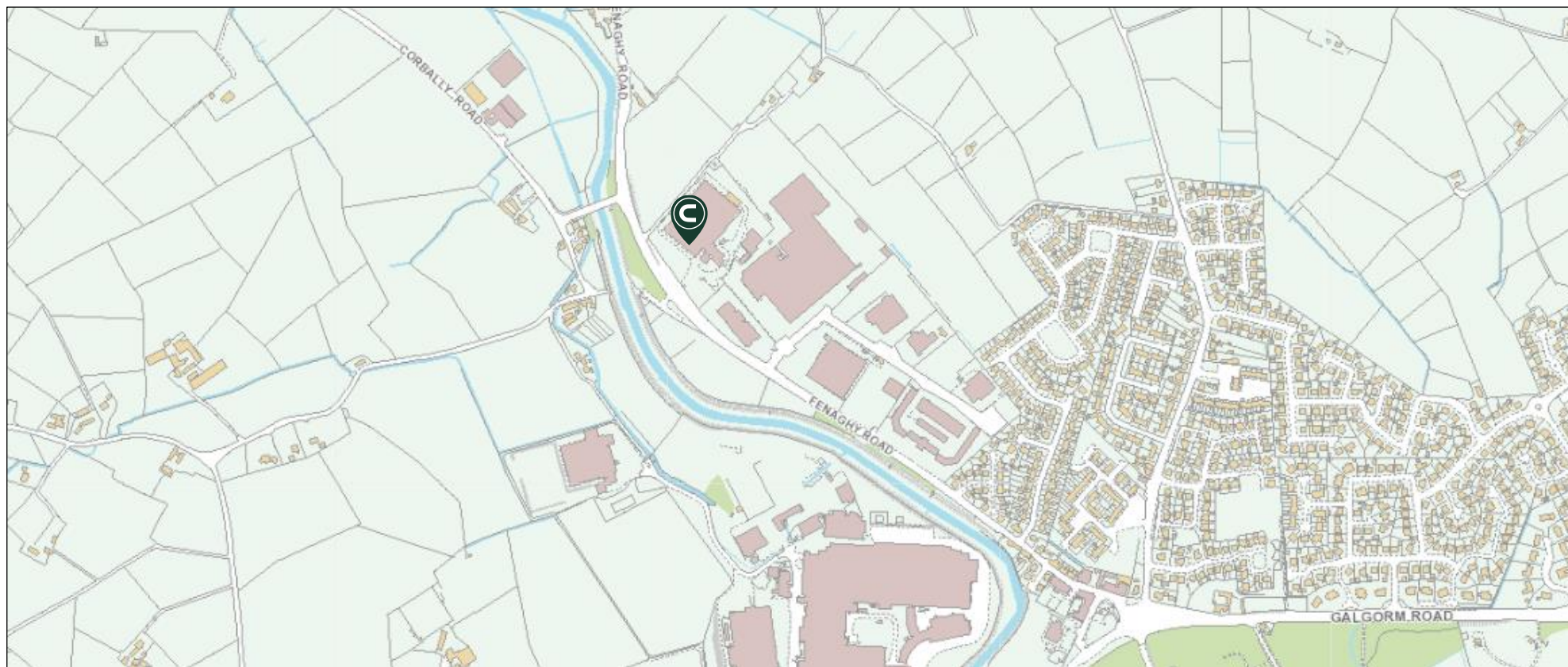
A copy of the EPC Certificates are available and can be made available on request.



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