

# OFFICE PREMISES – TO LET

Fairhill House, 124 Broughshane Street, Ballymena

## Key Benefits

- Prominent town centre office accommodation
- Arranged over ground and first floor extending from 1,898 sq ft to 3,829 sq ft
- Dedicated on-site car parking available



## Contacts

### Luke McClelland

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### Tomas McLaughlin

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## CBRE

The Linenhall  
Linenhall Street  
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BT2 8BG

t: 028 9043 8555

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## Location

Ballymena, a leading provincial town situated approximately 28 miles north of Belfast is well serviced by the road and rail networks and is within easy reach of the Province's main airports and ferry terminals. The property is situated on Broughshane Street which is a main arterial route into the town centre whilst it is also situated immediately adjacent to the Fairhill Shopping Centre and adjoining multi storey car park.

## Description

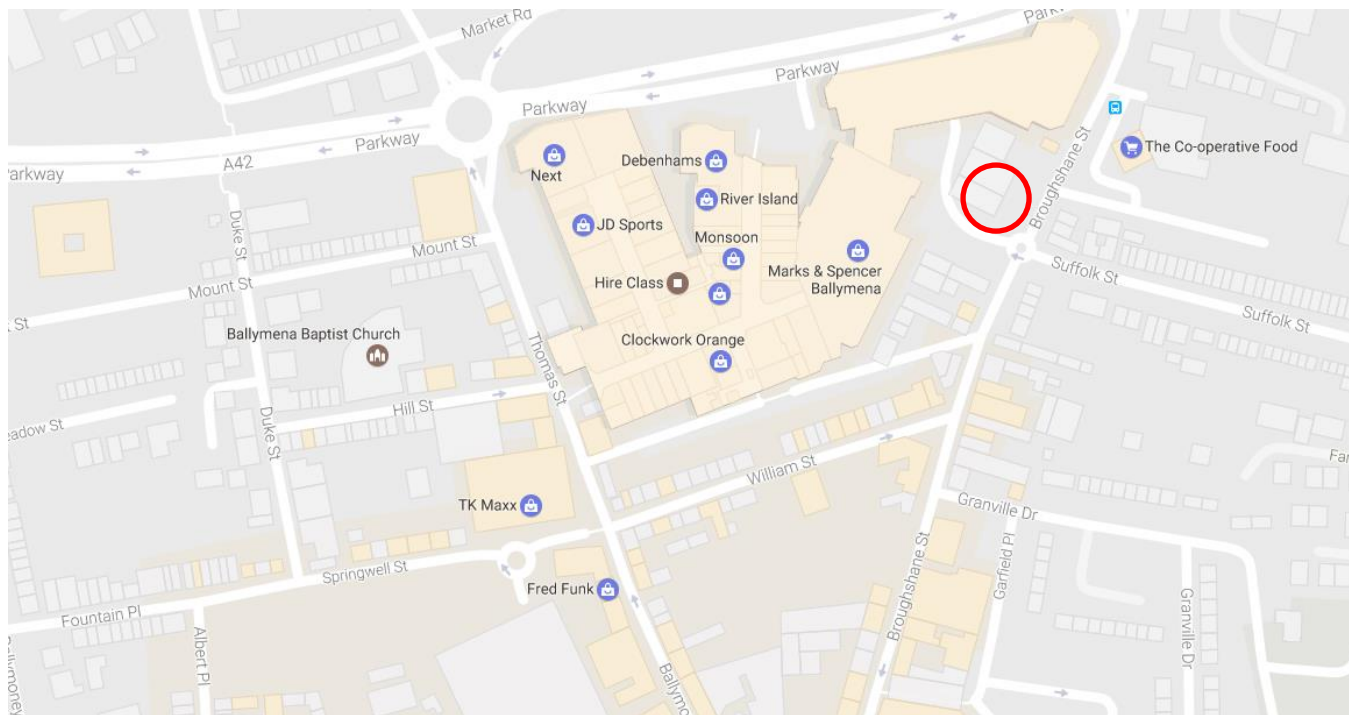
This modern purpose built three storey office building, benefits from an extensive glazed front elevation affording abundant natural light to the available floors which are arranged to provide a mix of open plan and cellular accommodation, with finishes to include plastered and painted walls, suspended ceilings with recessed lighting, carpeted floors and perimeter trunking with air conditioning at ground floor. The ground floor suite benefits from own door access whilst the first floor benefits from lift access. Each suite also has its own w/c and kitchen facilities.

#### DISCLAIMER

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## Accommodation

|              |              |              |               |             |
|--------------|--------------|--------------|---------------|-------------|
| Ground Floor | 1,898        | Sq ft        | 176.31        | Sq m        |
| First Floor  | 1,931        | Sq ft        | 179.42        | Sq m        |
| <b>Total</b> | <b>3,829</b> | <b>Sq ft</b> | <b>355.73</b> | <b>Sq m</b> |

## Lease Terms

|                |   |
|----------------|---|
| Rent           | GF: £20,000 p.a.x<br>FF: £20,000 p.a.x  |
| Term           | By negotiation  |
| Repairs        | Tenant is responsible for internal repairs.<br>External repairs by way of a service charge.             |
| Service Charge | Levied to cover external repairs,<br>maintenance and management of the<br>common parts of the building. |
| Insurance      | Tenant to reimburse the landlord in respect<br>of a fair proportion of the buildings<br>premium.        |

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## Rateable Value

We have been advised by Land and Property Services that the rateable value of the subject premises is as follows:

| Suite        | NAV     | Approx Rates Payable (17/18) |
|--------------|---------|------------------------------|
| Ground Floor | £17,100 | £10,522                      |
| First Floor  | £14,300 | £8,800                       |

## VAT

All prices are quoted exclusive of VAT, which may be payable.

## EPC

The building has been rated as G-152 under EPC regulations.

A copy of the EPC Certificate is available adjacent and can be made available on request.

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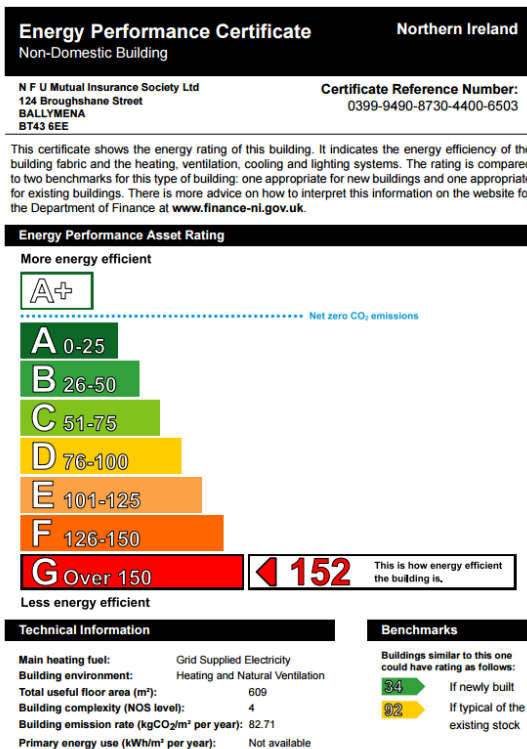
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