

FOR SALE

# GALGORM INDUSTRIAL ESTATE

Fenaghy Road  
BT42 1PY



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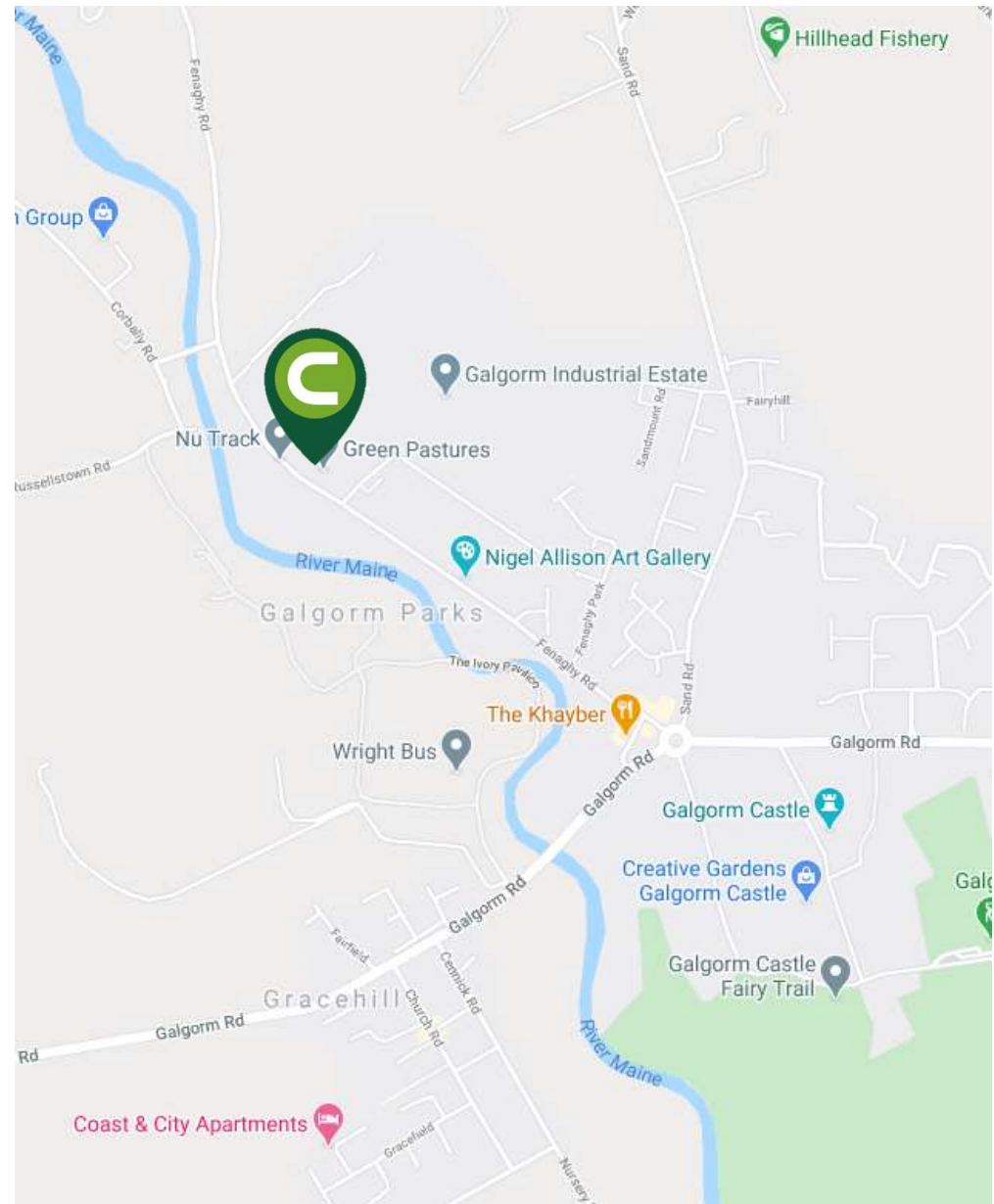
## GALGORM INDUSTRIAL ESTATE

### LOCATION

The subject properties are located on the eastern side of the Fenaghy road, within Galgorm Industrial Estate approximately 2.5 miles west from Ballymena town centre. Galgorm Industrial Estate occupies a prominent location with 2 no. properties accessed directly from Fenaghy Road and Green Pastures church has frontage onto Fenaghy Road and is accessed via Galgorm Court. The industrial estate also includes Ballymena Business Centre. The subject properties are located approximately 8 miles to the M2 Motorway and c. 28 miles to Belfast via the M2 Motorway.

### DESCRIPTION

The subject comprises of approx. 21 acres which includes a site of 2.6 acres and three separate buildings comprising of 363,646 sq. ft. The site is partly occupied, with the Logistics building being let to Nu Track on a 5 year lease from 1<sup>st</sup> March 2019. Green Pastures Church building will be vacant from 31<sup>st</sup> October 2020. The Former Wrightbus building is currently partly occupied by Bamford Bus Company Ltd (BBCL) on a license agreement. The property provides an opportunity for either owner occupiers or investors seeking an active asset management opportunity.



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### LOGISTICS BUILDING

The property comprises a warehouse with ground and first floor office space which includes training rooms, training workshop, WCs and kitchen facilities. The warehouse is of steel portal form construction with solid concrete floor and part brick/part profile metal clad finish to the external elevations. The warehouse comprises of 4 no. bays with electric roller shutters and car park provision. This building is currently occupied by Nu-Track.

### GREEN PASTURES CHURCH BUILDING

The building extends to ground, first and second floors and includes a main reception area leading to an auditorium, teaching room, kitchen, children's play area/creche, gym facilities as well as offices. There is a lift and stairwell leading to the first and second floors. The first floor includes a café, lounge area as well as a number of training rooms and offices while the second floor includes a pastoral office with lounge and boardroom. Finishes include carpeted flooring, smooth plastered and painted walls, uPVC framed double glazing, suspended ceilings and recessed fluorescent lighting. This could be easily converted to offices. This building will be vacant from 31<sup>st</sup> October 2020.

### FORMER WRIGHTBUS BUILDING

The property comprises a substantial factory. The factory was constructed in the 1960's and over the years has been subject to many extensions. The building is of steel portal frame construction with part brick/part profile metal cladding to the elevations and profile metal cladding to the roof incorporating translucent panels. The office accommodation which extends over ground, first and second floors is situated to the front of the property and provides a mix of open plan and cellular space with store rooms, WCs as well as lift access. This building is currently occupied partly by Bamford Bus Company Ltd.

### AREAS

Logistics Building	87,537	Sq ft	7,761	Sq m
Former Wrightbus Building	238,387	Sq ft	22,147	Sq m
Green Pastures	26,768	Sq ft	2,486	Sq m
Additional Out Buildings	16,954	Sq ft	1574	Sq m
Total	369,646	Sq ft	33,968	Sq m

### SITE AREA

We have calculated the total site area as approximately 21 acres.

### TENANCIES

Building	Tenant	Term	Lease Start	Lease End	Current Rent
Logistics Building	Nu Track Ltd	5 years	1 <sup>st</sup> April 2019	31 <sup>st</sup> March 2024	£120,000 per annum
Part of Former Wrightbus Building	Bamford Bus Company Ltd	Monthly	N/A	22nd October 2020	£15,000 per month
Green Pastures Church Building	Green Pastures, The People's Church	5 years	30 <sup>th</sup> November 2012	31 <sup>st</sup> October 2020	£100,000 per annum (including vat)

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RATABLE VALUE

The rate in the £ for 2020/21 is £0.588186

Rates	Current NAV
Logistics Building	£119,850
Former Wrightbus Building	£691,200
Green Pastures Church Building	£73,600

VAT

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

TITLE

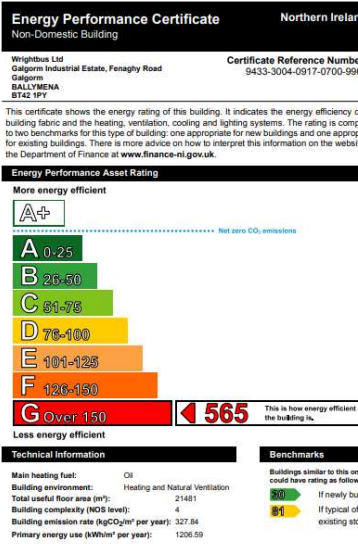
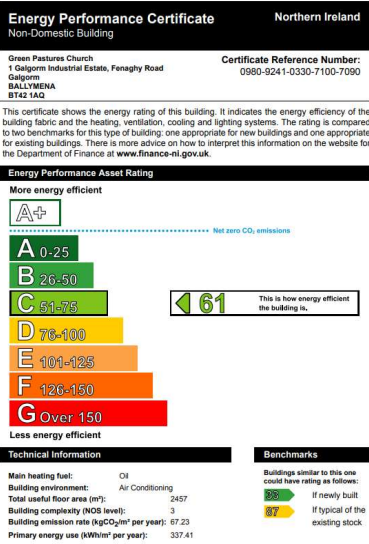
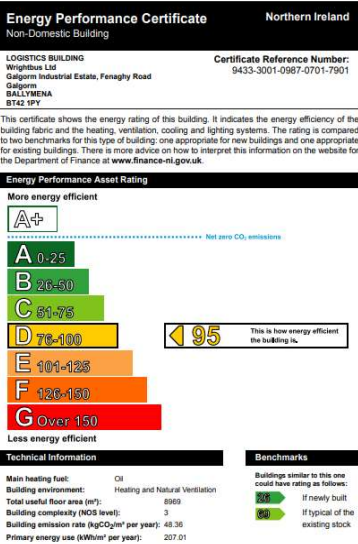
We understand the property is held long leasehold subject to a nominal ground rent.

SALE PRICE

We are instructed to seek offers in the region of £6,000,000 exclusive for the entire site. We may consider offers in one or three lots.

EPC

A copy of the EPC Certificate's are available below and can be made available on request.



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## CONTACT US

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