

TO LET

DC05 ENKALON BUSINESS PARK, ANTRIM, BT41 4LD

CBRE NI
PART OF THE AFFILIATE NETWORK



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Key Benefits

- Unit provides c.101,772 sq ft of warehouse accommodation.
- Established industrial and distribution location.
- Clear internal height of 9.7 meters (31 feet, 10 inches)
- 5 no. roller shutter doors.
- 4 no. dock levellers.
- Ample car parking and servicing to the front.

Location

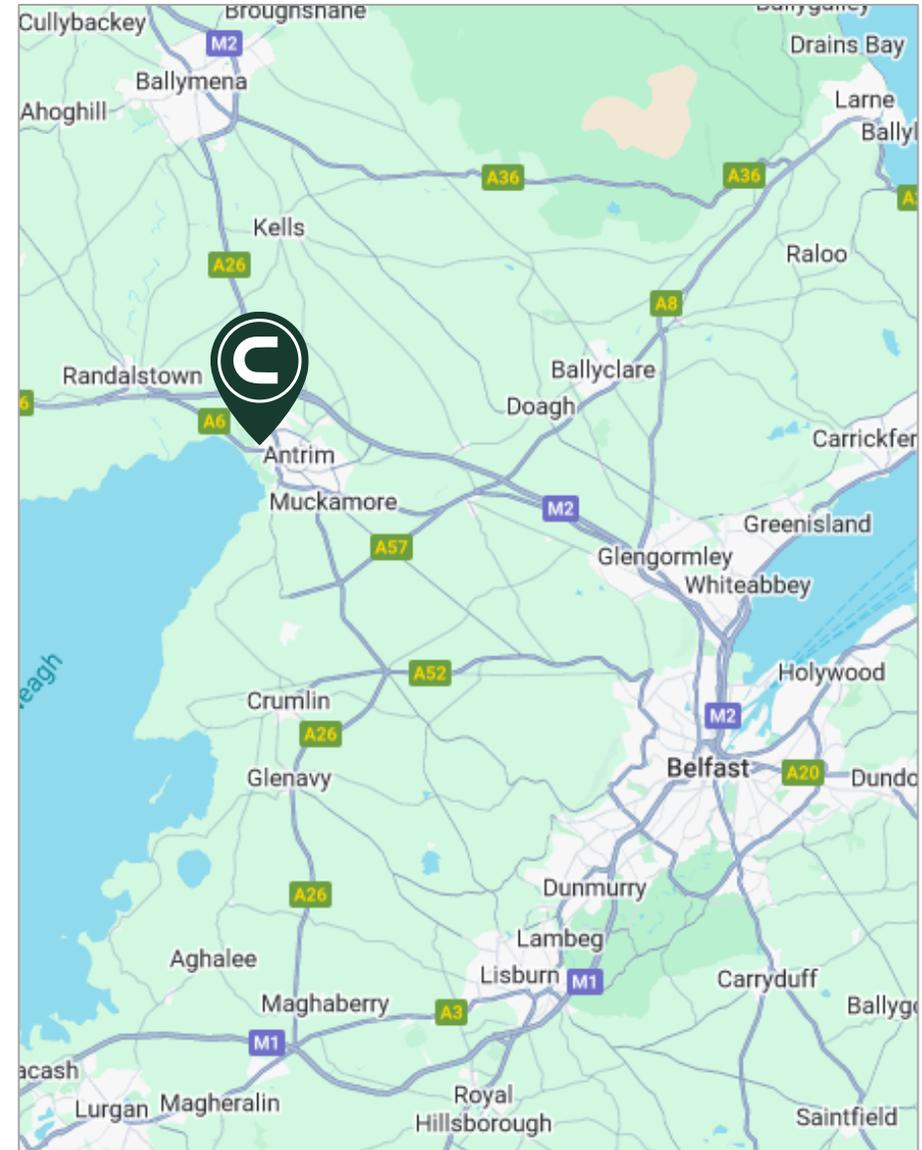
The town of Antrim is located c. 15 miles to the north of Greater Belfast, being on the edge of the M2 motorway. The town is a very popular commuter town for Greater Belfast, Ballymena and Lisburn.

Enkalon Business Park is immediately adjacent to The Junction Retail & Leisure Park. Tenants represented include, Starbucks, Nando's, Omniplex, Nike, Next & Poundland.

Existing industrial and distribution occupiers within the vicinity include Sports Direct, Tesco, Huhtamaki, DPD and Bathshack .

Antrim is a strong industrial and distribution location due to its proximity to the M2 motorway. Other key points of interest include:

- M2 Motorway – 2 miles
- Belfast Port – 17 miles
- Larne Port – 24 miles
- Belfast International Airport – 5 miles
- Belfast City Airport – 20 miles
- Dublin Port – 122 miles



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Description

The subject property comprises of approximately 101,772 sq ft of warehouse accommodation within Enkalon Business Park. The unit benefits from 4 no. dock levellers and 5 no. roller shutter doors. The unit has a clear internal height of approx. 9.7 m.

The unit is of a steel portal frame construction with finishes to include external cladding and brickwork to the lower section.

The unit currently has a two-level mezzanine extending to 14,438 sq ft on each level. The current racking in the unit can be made available under separate negotiation.



Lease Details

Rent	£6.50 per sq ft
Term	Negotiable
Repairs	Full repairing and insuring basis
Service Charge	£41,593 per annum
Insurance	£22,338 per annum



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Rateable Value

We understand that the property has a rateable value of £298,500. The rate in the pound for the Antrim & Newtownabbey District Council for 2024/2025 is £0.565328.

Rates payable therefore are £168,750 per annum.

Accommodation

Area	Sq Ft	Sq M
DC05	101,772	9,455

EPC

The property has an EPC rating of C67.

VAT

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

Energy performance certificate (EPC)

DC05 Enkalon Business Park Antrim BT41 4LD	Energy rating C	Valid until: 13 October 2034
		Certificate number: 1581-9133-4687-2764-0693

Property type: B8 Storage or Distribution
Total floor area: 9,403 square metres

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Under 9	A+	Net zero CO2
9-15	A	
16-23	B	
24-31	C	67 C
32-39	D	
40-47	E	
48-55	F	
Over 56	G	

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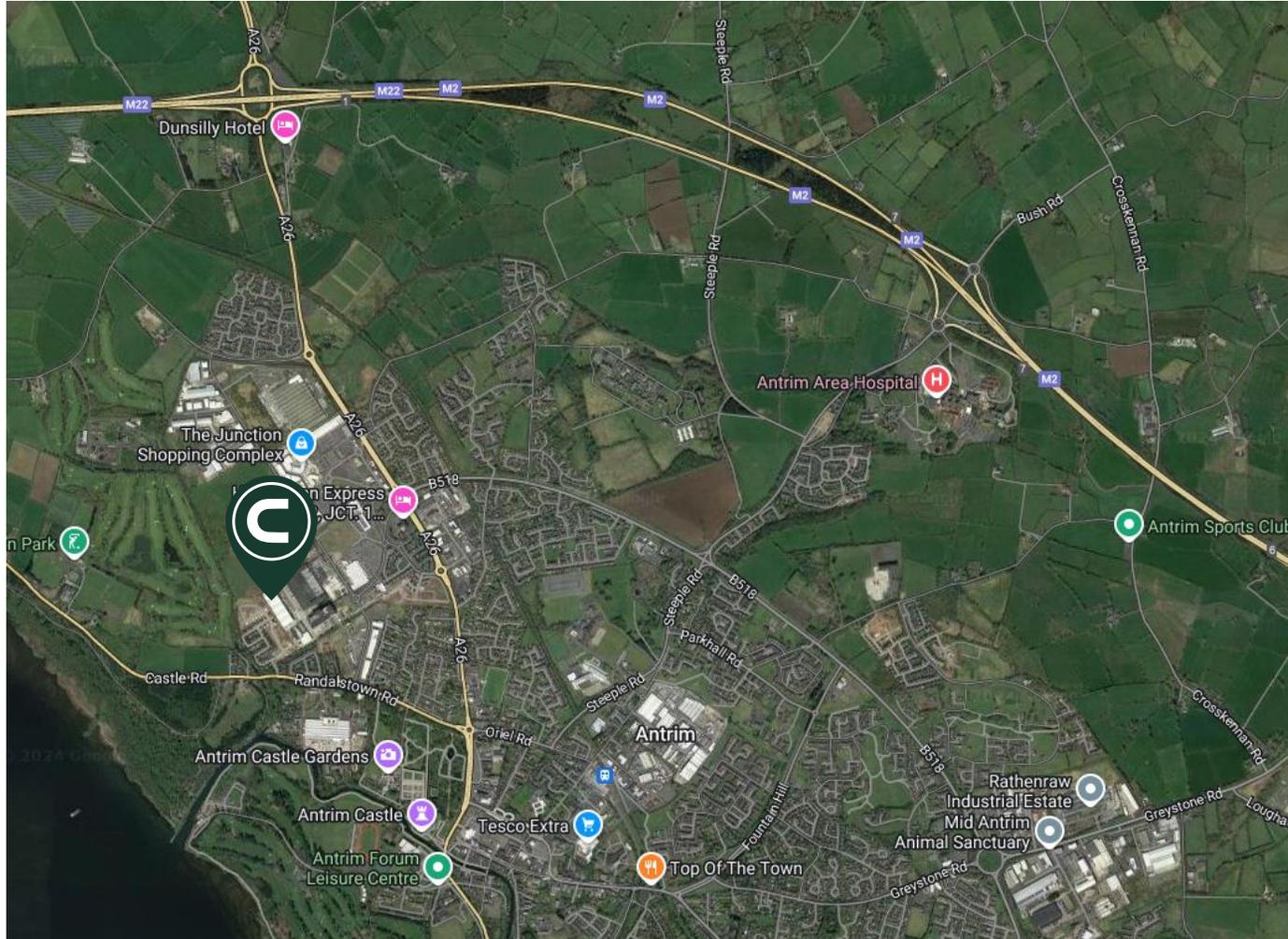
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Enkalon Business Park Masterplan



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AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential tenants as part of mandatory anti-money laundering checks.

Contact Us

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