

To Let

Excellent Warehouse/Storage Facility
Building 2 Glenville Industrial Estate,
Glenville Road, Newtownabbey, BT37 0TU



**CUSHMAN &
WAKEFIELD**



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Summary

- Located just off the Shore Road in Newtownabbey which is one of Northern Ireland's premier industrial/warehouse distribution locations.
- Extending to approximately 5000sqft (465sq m).
- Roller shutter door and pedestrian access.
- Situated on a secure multi-tenanted estate with car parking.

Location

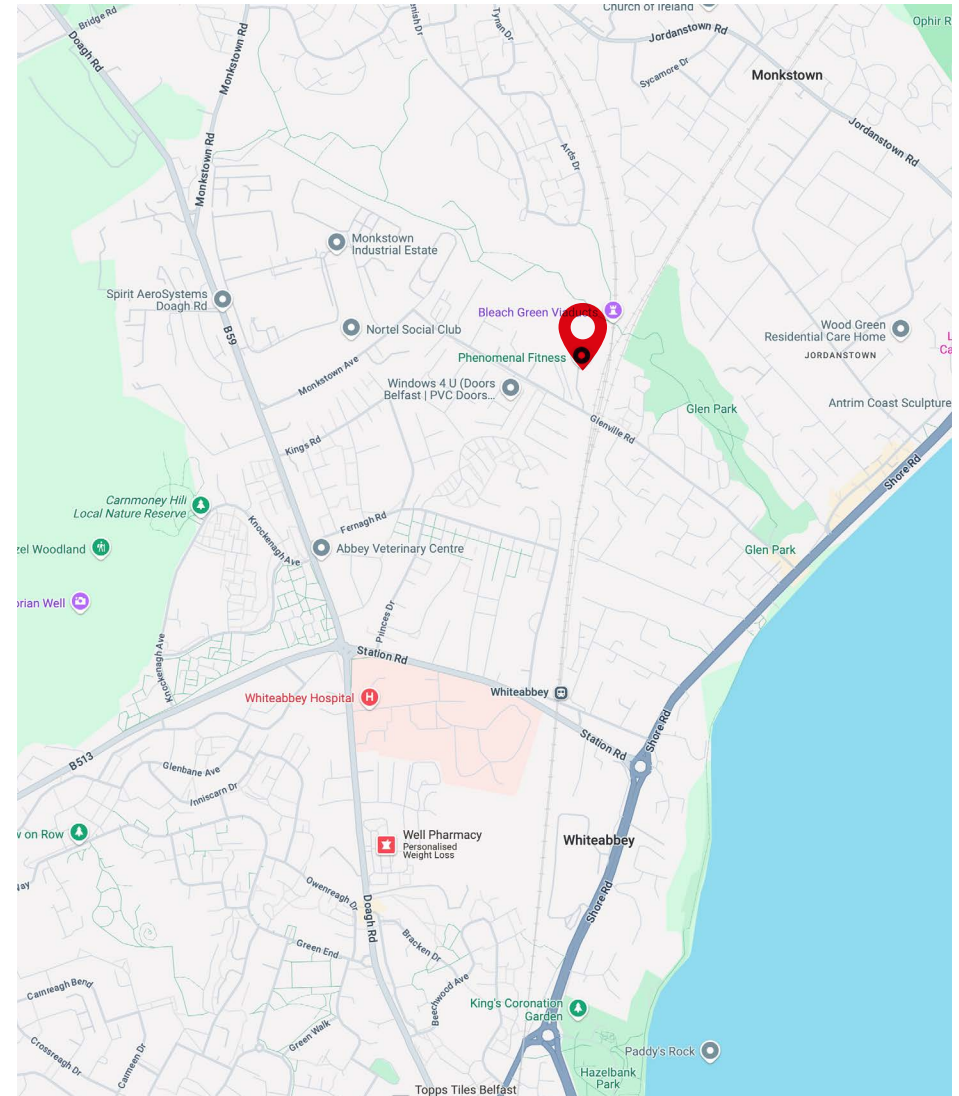
Newtownabbey is one of Northern Ireland's premier industrial/warehouse distribution locations, situated to the north of Belfast.

Glenville Road Industrial Estate is located just off the Shore Road which is the main transport route linking Belfast with Carrickfergus and the Port of Larne beyond.

The location affords ease of access to the wider motorway network throughout the province having excellent transport links via the Sandyknowles Roundabout of the M2 Motorway and the M5 to the south linking in with the Westlink to the M1 to the South and West of the Province.

Belfast International Airport is only 10 miles away, Belfast City Airport 9 miles away and the Ports of Larne and Belfast 15 and 7 miles away respectively.

The general location is home to Eglantine Timber Products, Translink, Spirit AeroSystems, BLK Box, RTU, Fujitsu and Phenomenal Fitness.



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Description

The property comprises of a modern steel framed warehouse/Storage unit extending to approx. 5000sqft.

The Subject warehouse is located within a terrace of warehousing units to the right-hand side of the estate and benefits from an eaves height of approx. 6m with access via a roller shutter door and a pedestrian access to the left.

There is a small office and staff facilities within the warehouse.

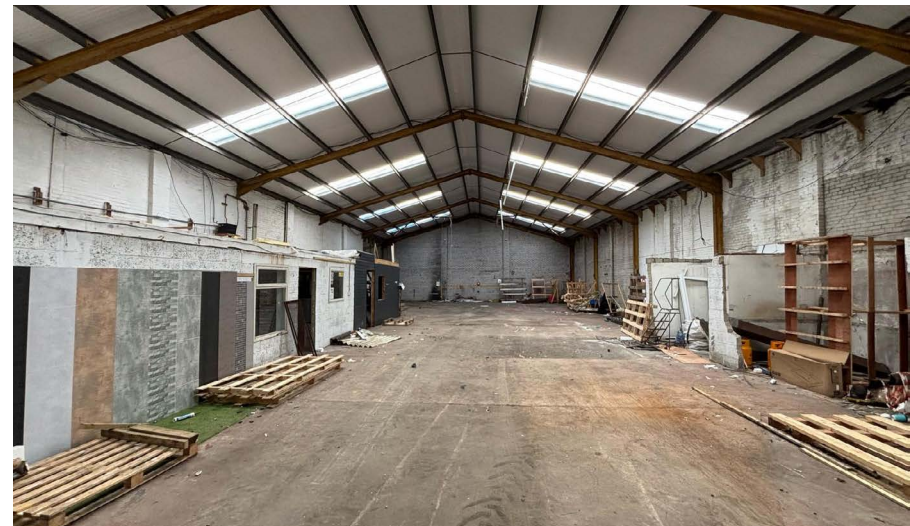
The warehouse benefits from hard standing and located on a shared and secure fenced site.

Car parking to the front.

Accommodation

The Warehouse provides the following gross internal area:

Description	Sq Ft	Sq M
Warehouse/Store	5,000	465



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Lease Details

Term: Negotiable.
Rent: £26,000 pa exc.
Repairs / Insurance: Effective Full Repairing & Insuring Terms.
Service Charge: Levied to cover upkeep & management of the common areas.
Amount to be confirmed.

Rates

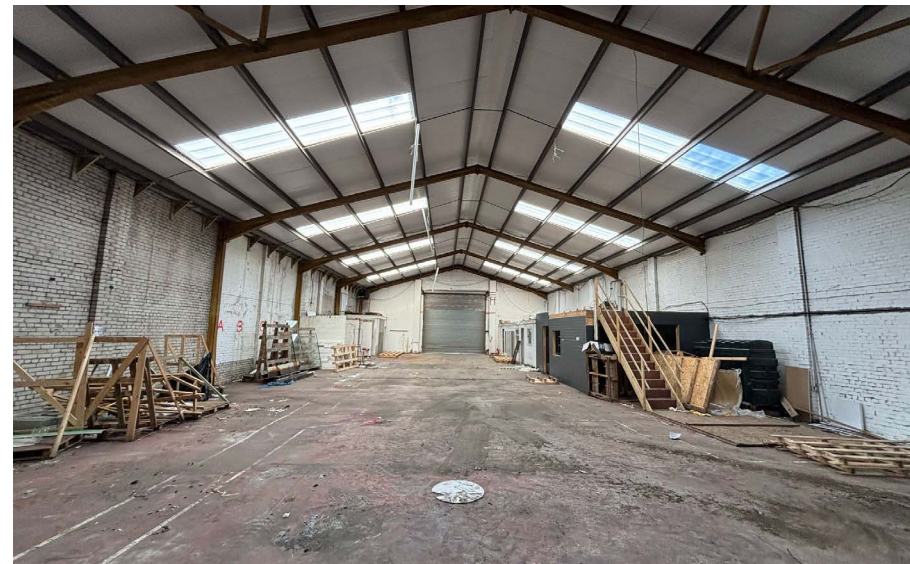
Net Annual Value (NAV): £12,200pa
Rate in £ for 25/26: £0.587690
Estimated Rates payable: approx. £7,169pa (£1.43/sqft)

VAT

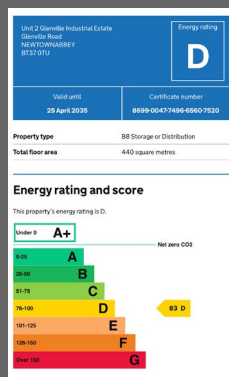
All prices are quoted exclusive of VAT, which may be payable.

EPC

Rating - D83.



EPC



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