

## TO LET

The Old Mill Business Park, Seven Mile Straight, Antrim, BT41 4QE



Unit A



Unit B

### Warehouse/Storage & Office Accommodation

#### Property Highlights

- Units available from approximately 334.55 sq.ft (31.08 sq.m) to 6,138.06 sq.ft (570.24 sq.m).
- Ideally located offering ease of access to the motorway network, Belfast International Airport and the ports of Belfast & Larne.
- Flexible terms available, subject to agreement.

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### Location

The Old Mill Business Park, situated on the edge of Antrim Town is ideally located as its position provides ease of access to the motorway network and the regions ports & airports. Junction 5 of the M2 and Belfast International Airport are both only c. 5 miles away, the ports of Belfast and Larne are c. 20 & 30 miles away respectively whilst Junction 9 (at Moira) of the M1 via the A26 is only c. 20 miles.

Occupiers in the locality include IFS Global Logistics, Schrader Electronics/Sensata Technologies and the CAFRE campus at Greenmount.

### Description

The business park comprises a number of units or varying sizes (as detailed below) providing a mix of warehouse, trade counter, office and storage accommodation. The units are of portal steel frame construction with block work walls, externally clad in decorative brickwork and profile metal cladding with profile metal roofing and double glazed aluminium framed windows. Roller shutter access is provided to Units A, B4 & C.

Internally some of the units are fitted to include office and ancillary accommodation whilst some are still shell specification. The lessor may consider fitting out the shell units to suit an occupiers needs, subject to negotiation and agreement.

### Accommodation

The property provides the following approximate internal areas:

Description	Sq Ft	Sq M
Unit A Warehouse	2,182.51	202.76
Unit A Ground Floor Trade Counter/Office	2,120.29	196.98
Unit A First Floor Office	1,835.26	170.50
<b>Unit A Total GIA</b>	<b>6,138.06</b>	<b>570.24</b>
Unit B3 Ground Floor Fitted Office	LET	LET
Unit B4 Ground Floor Store/Shell Office	LET	LET
Unit B5 First Floor Store/Shell Office	1,437.21	133.52
Unit B6 First Floor Store/Shell Office	1,435.92	133.40
Unit B7 First Floor Store/Shell Office	334.55	31.08
<b>Unit B Total Available NIA</b>	<b>3,207.68</b>	<b>298.00</b>
<b>Unit C Warehouse GIA</b>	<b>LET</b>	<b>LET</b>

### Lease Details

<b>Term</b>	By negotiation – Flexible terms available, subject to agreement.
<b>Rent</b>	Unit A - £27,500 pax, subject to contract Unit B – Price on application
<b>Repairs</b>	Full Repairing terms.
<b>Insurance</b>	Tenant responsible for reimbursing the landlord in respect of the building insurance premium.
<b>Service Charge</b>	Levied to cover maintenance & management of the common parts of the estate.

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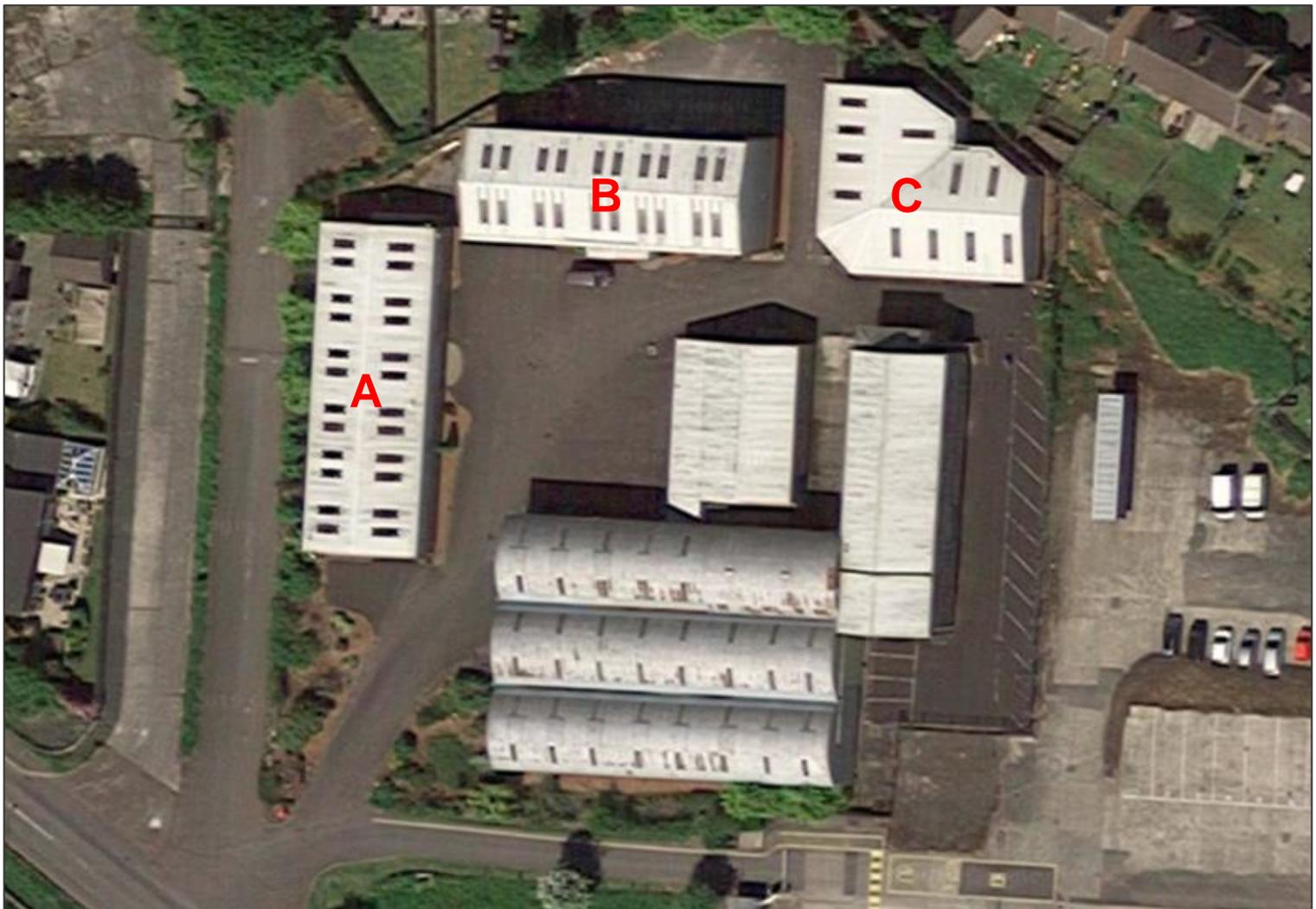
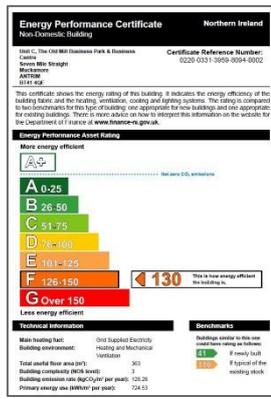
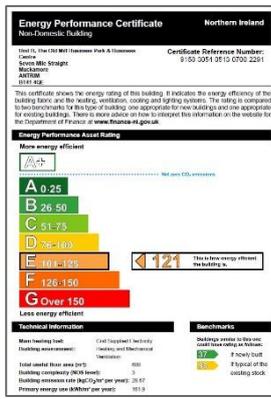
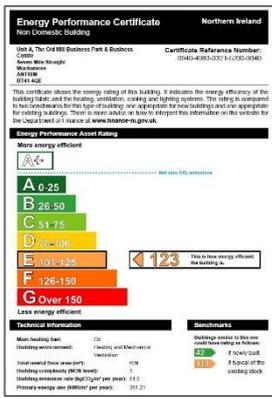
### NAV

Awaiting confirmation from Land & Property Services. Rate in £ for Antrim & Newtownabbey 2022/23 is 0.523981.

### VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable at the prevailing rate.

### EPC



**TO LET**

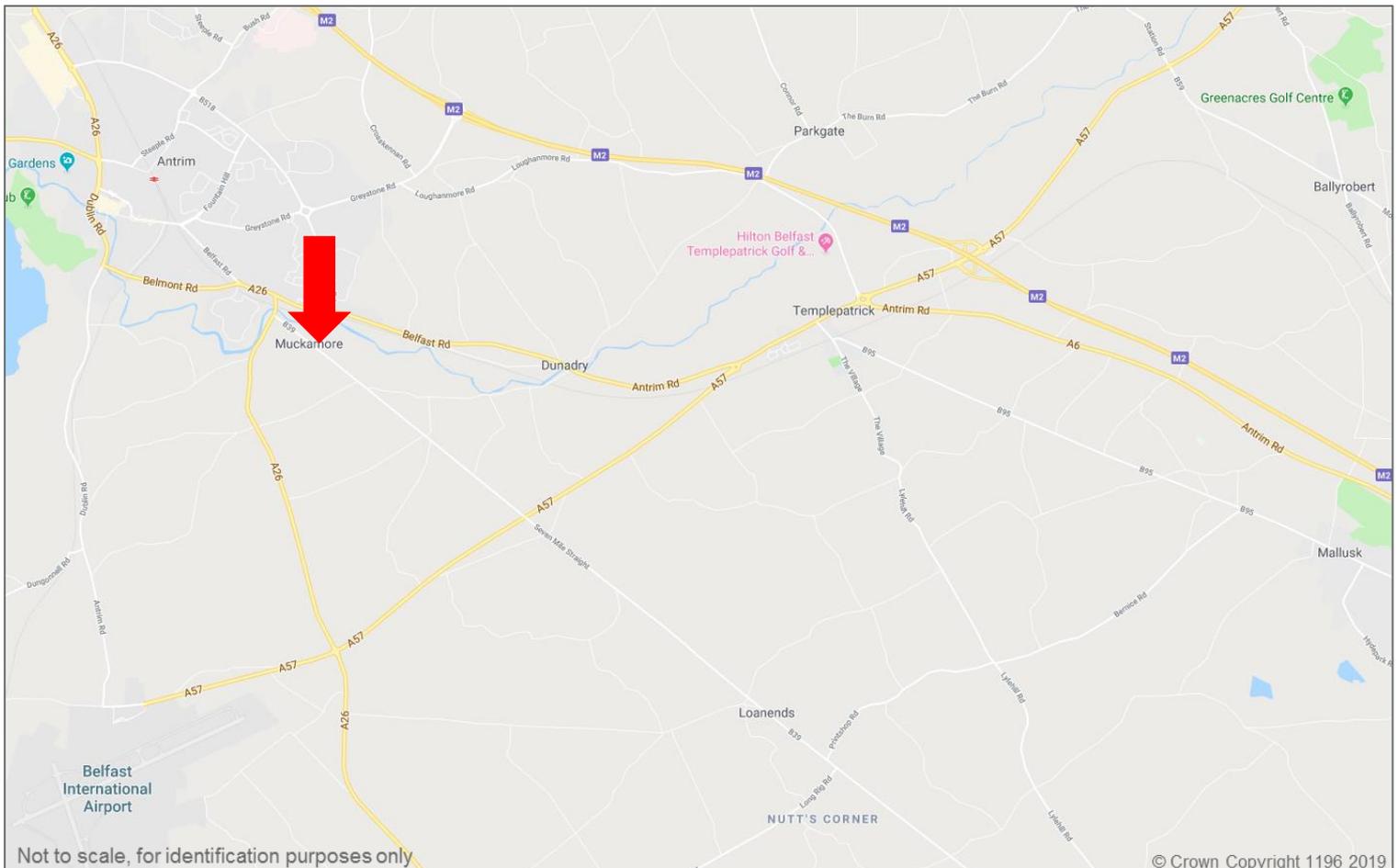
**The Old Mill Business Park, Seven Mile Straight, Antrim, BT41 4QE**



Unit A



Unit A



Not to scale, for identification purposes only

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