

**TO LET - EXCELLENT FACTORY / WAREHOUSE
WITH SHOWROOM & OFFICE ACCOMMODATION**

299 GALGORM ROAD, BALLYMENA, BT42 1JU



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Summary

- Located on the Galgorm road between Ahoghill and Ballymena, directly adjacent to a Spar convenience store and PFS.
- Opportunity of securing a substantial warehouse with office accommodation and showroom comprising c. 22,971 sq ft.
- Site comprises of approx. 1.91 acres with gated entrance, landscaped gardens and a generous area of hard standing ground.
 - Suitable for a variety of potential uses, subject to any required statutory consents.

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Location

The subject is located on the Galgorm Road, just outside the village of Ahoghill and approximately 3 miles to the west of Ballymena. The property benefits from excellent road infrastructure networks, providing ease of access to Belfast (30 miles) and Derry (46 miles)

The property is located within close proximity of Galgorm Industrial Estate with occupiers including, Wrightbus, Metallix Limited, Galgorm Meats, Green Pastures & the Cedar Foundation.

Description

The property comprises a substantial factory / warehouse premises of c. 19,063 sq ft with office accommodation and a showroom comprising of c. 3,908 sq ft. The site comprises of approx. 1.91 acres (0.77 Hectares) with a generous hard standing ground area to the rear.

The premises offers a unique opportunity to secure a substantial warehouse premises, with generous on-site car parking facilities, a gated entrance and landscaped grounds.

* A schedule of areas can be downloaded from the Frazer Kidd website – www.frazerkidd.co.uk

Rent

Inviting offers in the region of £60,000 per annum.

Rates

NAV: £26,450.00

Rate in £ (2019/2020): 0.64056

Approx. Rates Payable: £17,076.12 per annum

Insurance

Tenant to be responsible for the repayment of the Landlord's building insurance premium.

Accommodation

The approximate areas are as follows:-

Showroom

Ground	232.70 sq m	2,504 sq ft
First	47.66 sq m	513 sq ft
Total	280.36 sq m	3,017 sq ft

Warehouse

Ground	1,770.91 sq m	19,063 sq ft
First (Offices)	82.79 sq m	891 sq ft
Total	1,853.70 sq m	19,954 sq ft

VAT

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

Viewing

Strictly by appointment with the sole letting agents-

Frazer Kidd

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