



TO LET

WAREHOUSE & OFFICE PREMISES

**UNIT 7A & UNIT 14
FERGUSON CENTRE
53/57 MANSE ROAD
NEWTOWNABBEY
BT36 6RW**

Unit 7A
c. 192.55 m² (2,072 ft²)

Unit 14
c. 180.04 m² (1,938 ft²)

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**McKIBBIN COMMERCIAL
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CHARTERED SURVEYORS**

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(UNIT 14)

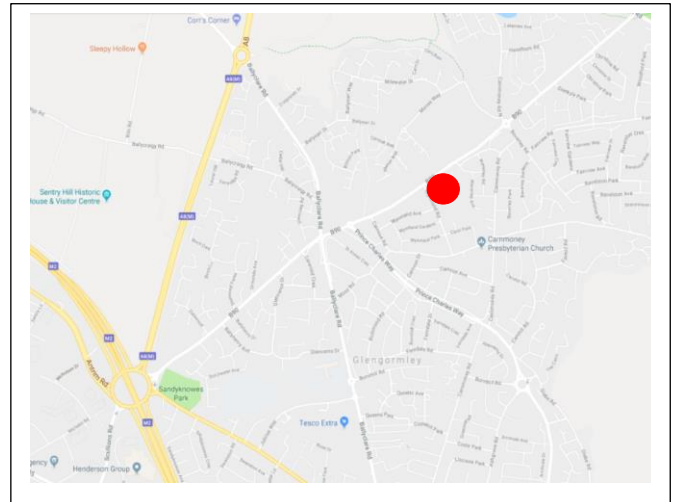
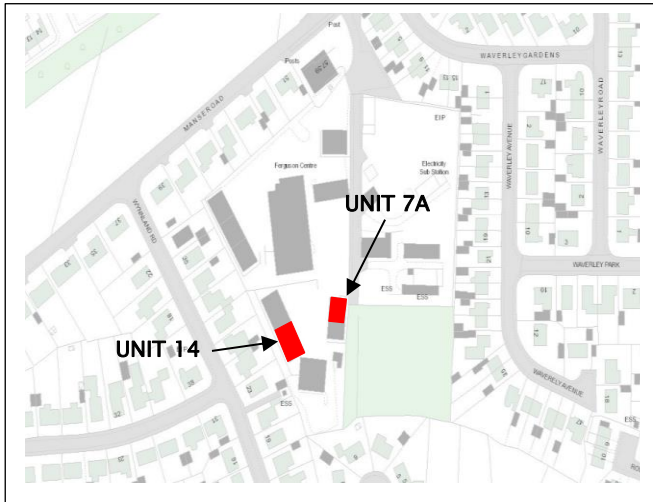
- The Ferguson Centre is situated approximately 1.3 miles from the main interchange of the M2 Motorway on the right hand side of the Manse Road while travelling from the direction of the motorway.
- The Centre is extremely accessible to Belfast City Centre and other parts of the province.
- The Centre is a mix of light industrial and office buildings located on a successful Business Park.
- Occupiers are both local and national traders such as Fastener Connection Ltd, Nationwide Produce Plc, Cobra Services, Carnmoney Raleigh Centre, Northern Health & Social Care Trust, PIP Fire & Security Limited and Ghekkco Limited.

McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatsoever in relation to this property.

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WAREHOUSE & OFFICE PREMISES

Unit 7A & Unit 14 Ferguson Centre, 53/57 Manse Road, Newtownabbey



LEASE DETAILS

Term:

Negotiable, subject to a minimum of 5 years.

Rent:

Unit 7A £11,500 p.a.x.

Unit 14 £12,000 p.a.x.

Repairs & Insurance:

Tenant responsible for internal repairs and reimbursement of a fair proportion of the buildings insurance premium to the Landlord. Estimated to be

Unit 7a - £728 p.a.x.

Unit 14 - £775 p.a.x.

Service Charge:

Levied to cover the cost of external maintenance and repairs, together with any reasonable outgoings of the Landlord. Estimated to be

Unit 7a £630 p.a.x.

Unit 14 £705 p.a.x.

EPC'S

Ordered

ACCOMMODATION

Unit 7A	Area
Ground Floor	- c. 115.87 m ² (1,247 ft ²)
Mezzanine	- c. 76.68 m ² (825 ft ²)
Net Internal Area	- c. 192.55 m² (2,072 ft²)

Unit 14	Area
Ground Floor	
Net Internal Area	- c. 180.04 m² (1,938 ft²)

RATES INFORMATION

We are verbally advised by Land & Property Services that the NAV of the premises are:-

Unit 7A £5,450

Unit 14 £6,550

Rate in £ 2020/21 = 0.519426

Therefore Rates payable 2020/21 =

Unit 1C £2,265

Unit 14 £2,722

Following 20% Small Business Rates Relief.

VAT

All prices, outgoings and rentals are exclusive of, but will be liable to value added tax.



UNIT 7A

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