



## To Let Office/Storage Premises

Unit 8 & 8a, Ferguson Centre, 53/57 Manse Road,  
Newtownabbey BT36 6RW

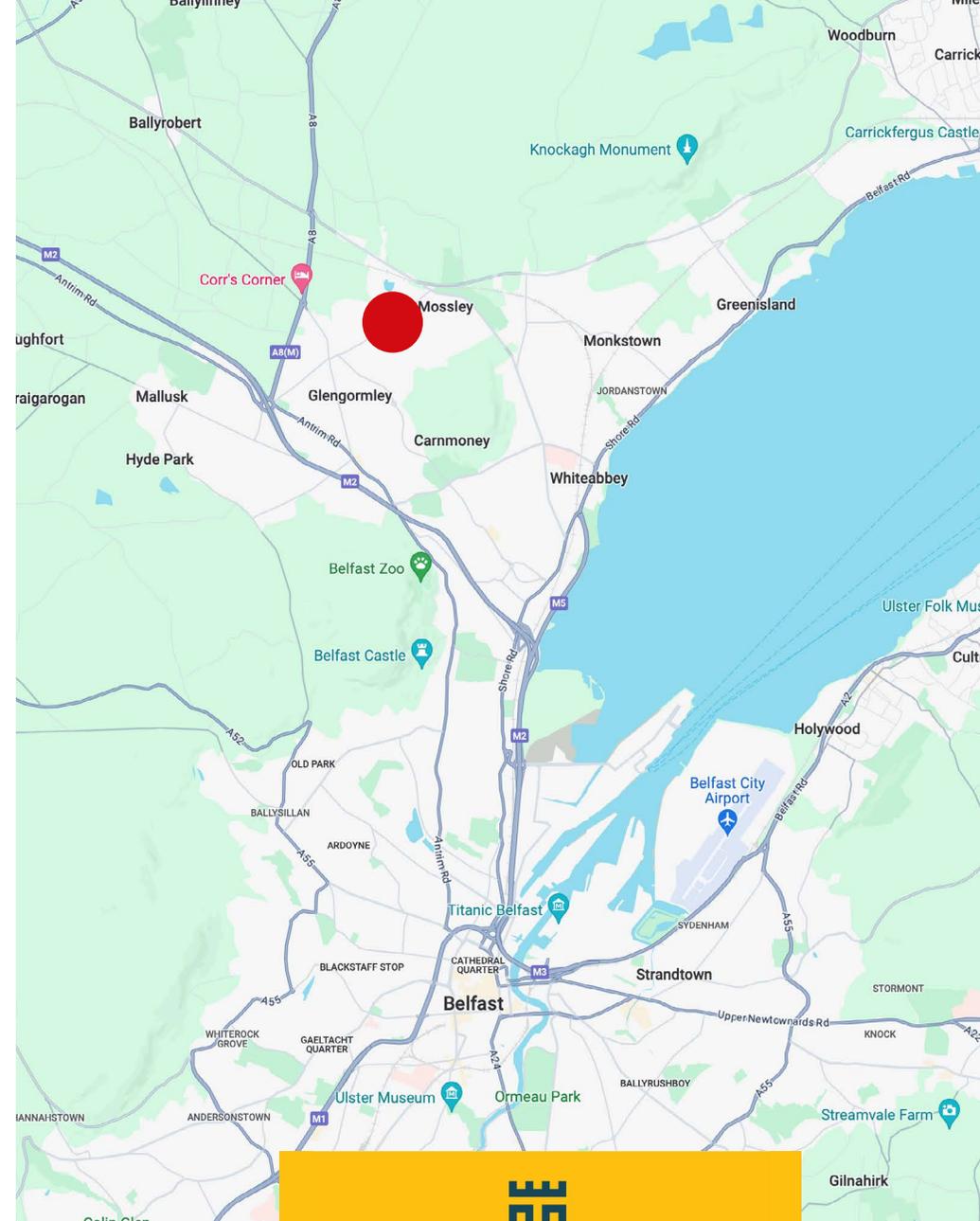


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## LOCATION & DESCRIPTION

- 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 business park benefits from accessibility being approximately 0.5 miles from Junction 2 of the M1 Motorway at Stockmans Lane/ Kennedy Way junction.
- 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, BES Solutions, Carnmoney Raleigh Centre, Northern Health & Social Care Trust, PIP Fire & Security Limited and Ghekko Limited.



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## ACCOMMODATION

	Sq M	Sq Ft
Net Internal Area	51.8	557

## LEASE DETAILS

Term:	Negotiable.
Rent:	£8,500 per annum
Repairs & Insurance:	Tenant responsible for internal repairs and reimbursement of a fair proportion of the buildings insurance premium to the Landlord. Estimated to be £500 p.a., exclusive.
Service Charge:	Levied to cover a fair proportion of the cost of external maintenance and repairs, together with any reasonable outgoings of the Landlord. Estimated to be £500 p.a., exclusive.

## RATES

NAV: £1,900

Rate in £ 2023/24 = 0.56427

Therefore Rates Payable 2023/24 = £1,072.12

Note: Interested parties should check their individual rates liability directly with Land & Property Services.

## TITLE

The property is held under Freehold / Long Leasehold, subject to a nominal ground rent.

## VAT

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



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## EPC



## CONTACT

For further information or to arrange a viewing contact:

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