



To Let – Modern Warehouse / Business Unit Premises

Unit 14, Avondale Industrial Estate, Ballyclare, BT39 9AU

James Nelson

Surveyor

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Property Overview

Location

Ballyclare is a popular commuter town given its close proximity to the motorway network providing easy access to Belfast and other parts of NI. Ballyclare is c. 13 miles north of Belfast, 11 miles from Antrim and 15 miles from Ballymena.

More specifically the subject property is an end terrace unit within Avondale Industrial Estate, accessed via the Mill Road. Avondale and Dennison Industrial Estate is the premier industrial location. The area benefits from being just off the Templepatrick Road (A57) which provides easy access to the M2 both North and South bound as well as the A8 offering easy access to the Larne, one of the two countries major ports.

Neighbouring occupiers include Kerr's Tyres, Curry's Belfast Depot, One Step Insulation and D.C Packaging Tapes Ltd.



Highlights

- 3 Phase power supply
- 5.2m eaves height
- Electric Roller Shutter Door
- Large mezzanine substantially increasing floor space

Description

The subject comprises a high quality compact warehouse / business unit premises within Avondale Industrial Estate.

The building is an end terrace unit and of steel portal frame construction. At ground level the unit benefits from a private office and WC facilities. A mezzanine is currently in place providing an additional 1,450 sq ft of space.

Externally the property has a small service yard / parking area to the front.

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Accommodation

Description	Sq Ft	Sq M
Warehouse	1,540	143.07
Warehouse Mezzanine	1,450	134.71
Total	2,990	277.78

Lease Terms

Term:	By Negotiation.
Rent:	On Application.
Repairs:	Full repairing and insuring terms.
Insurance:	Tenant to reimburse the Landlord in respect of the insurance premium.

Rates

NAV:	£5,600
Rate £ 24/25:	£0.565328
Rates Payable:	*Approx £3,166 p.a.

*Please note the subject may qualify for small business rates relief which would result of a saving of 20% for the unit. Interested parties should satisfy themselves in this regard.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

EPC

EPC Ordered – Rating Pending.



To find out more, please contact:

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