

# KARL

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**[www.karlgroup.co.uk](http://www.karlgroup.co.uk)**

# OFFICE

## TO LET

### PROMINENT TOWN CENTRE OFFICE ACCOMMODATION

Space from c. 118 sq ft up to c. 1,040 sq ft



## 39 HIGH STREET, ANTRIM

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## LOCATION

Antrim is situated at the northeast edge of Lough Neagh, and has a population of c. 55,000 residents with almost half residing in the town itself. The town's central location benefits from well-established road networks, excellent bus & rail infrastructure and Belfast International Airport just a 5 minute drive-time away, the town is regarded as a strategic business location.

The premises front onto the eye catching streetscape of High Street & returns onto Bridge St. Within the main retail & office core, access is via Castle Way / Fountain St, the main thoroughfare of the town centre. A variety of businesses, Castle Mall shopping centre & the award winning Antrim Castle Gardens are all close by

## DESCRIPTION

The accommodation is spread over 3 floors with each floor individually metered and benefiting from a buzzer entry system to a common entrance. Common WC and Kitchen facilities at located at ground floor.

Typically is room is finished to a good standard and avails of perimeter data trunking.

A range of public car parks are situated within close proximity, many free.

## ACCOMMODATION

Summary	c. Sq M	c. Sq Ft
<b>Ground Floor</b>		
Retail / Office	21.16	228
WC		
Kitchen	6.67	72
<b>1st Floor</b>		
Office A	23.41	252
Office B	10.96	118
<b>2nd Floor</b>		
Office C	23.41	252
Office D	10.96	118
<b>Total NIA</b>	<b>96.57</b>	<b>1,040</b>

## LEASE DETAILS

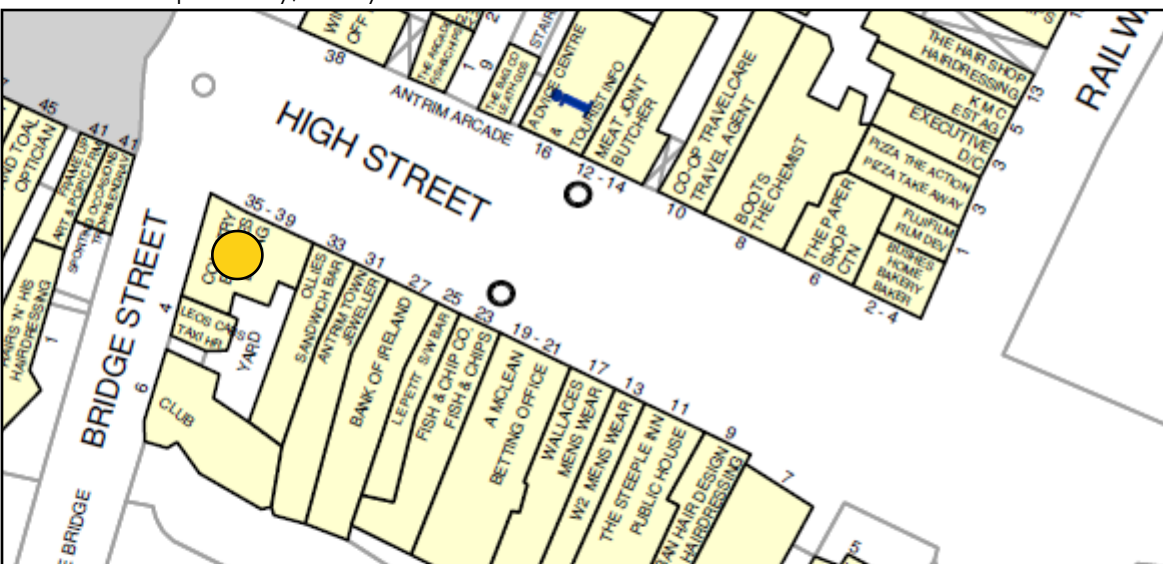
Term -	Negotiable	
Rent (PA) -	Ground Floor	£5,400
(ex. of VAT)	Office B & D (each)	£1,200
	Office A & C (each)	£2,500
Rent Review -	Subject to periodic review	
Repairs -	Internal Repairing & Insuring	
Service Charge -	Tenant responsible for reimbursing the Landlord for the proportion of the service charge for the property	

## NAV

The Rate in £ 2019/2020 for Antrim - £0.58936

NAV 39 - £5,700, 39A - £1,450

39 B - £640, 39C - £1,050, 39D - £490



## EPC RATING

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