



TAKE A DIFFERENT VIEW ON OFFICE SPACE

OFFICE SUITES FROM C.129 SQ FT (12 SQ M)



Misrepresentation Act 1967. The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. Unless otherwise stated all prices and rentals quoted are exclusive of Valued added Tax to which they may be subject.

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Suites available from
C.12 SQ M (C. 129 SQ FT)
TO C. 220 SQ M (2,368 SQ FT)

Contact us for more information
on available suites and costs



Ballyrobin Business Centre is ideally suited to a variety of professional or business users, with a range of office suites to suit any individual requirements.

Internally the accommodation is finished with plastered/painted walls and ceilings, strip box lighting and carpet floors.

The offices suites are complemented by good communal circulation space including reception areas. Externally the Business Park is finished and maintained to a high standard with substantial hard and soft landscaping.

Combining of multiple office suites is possible.

With flexible tenancies available, **Ballyrobin Business Centre** rentals include:

- Rent
- Rates
- Service Charge
- Heat / Light / Electricity
- Mail Handling
- Shared Reception
- Showering, Disabled & WC facilities
- Kitchen Facilities
- Dedicated Car Parking
- Free Wi-Fi

Additional services include: Conference Room Hire, Training & Telephone Provision.

EPC: Energy Performance rating of F (133)

VAT: All outgoings, prices and rentals quoted are exclusive of but may be liable to VAT.



Arrange a Viewing

Further information can be obtained from **Simon Moon** at **Karl Asset Management**.

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Ballyrobin Business Centre
Floor Plan



Location

KARL Business Park is conveniently situated between Templepatrick and Belfast International Airport.

An excellent road network provides easy access to the Airport and many provincial towns including Belfast which is approximately 16.5 miles away via the M2 motorway.

A range of business occupiers are located at Karl Business Park which is landscaped to an excellent standard, providing a great impression on arrival as well as extensive gardens to be enjoyed by all tenants.

Click **HERE** to see google streetview.

