

KARL

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WAREHOUSE

FOR SALE

**PRIME WAREHOUSE /
INDUSTRIAL BUILDING &
OFFICES**

c. 10,675 sq ft (c. 991.77 sq m)



**2 SPRINGFARM
INDUSTRIAL ESTATE,
ANTRIM, BT41 4NZ**

www.karlgroup.co.uk

**Karl Asset Management
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LOCATION

Antrim is situated at the northeast edge of Lough Neagh, approximately 19 miles north-west of Belfast and 11 miles from Ballymena. Antrim Borough has a population of approximately 55,000 residents with almost half residing in the town itself.

The town's central location benefits from well-established road networks across the province including Coleraine, Derry/Londonderry & the M1 at Moira. Furthermore, with 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 property benefits from a highly visible position adjacent to a roundabout off the A26 which connects the town centre to Junction 1 of the M2 Motorway. 2 Springfarm's prominent pitch fronts the entrance to Springfarm Industrial Estate, an established commercial location with numerous retail/trade counter businesses, as well as other traditional industrial occupiers.

Car Showrooms are within the immediate vicinity including Volvo (Greer's) located directly behind and Vauxhall Townparks & John Barr Cars (Isuzi) adjacent on either side. Other notable businesses within the industrial estate include Antrim Builder (MacBlair), Fyfes and Glenwood Kitchens.

The estate is within 1 mile north of Antrim town centre and directly opposite is The Junction Outlet Centre is across the A26, where occupiers include Asda, Lidl, Homebase and the Holiday Inn Express.

DESCRIPTION

The property benefits from extensive frontages to 3 elevations accommodating 2 no. electric commercial gated entrances off Springfarm Industrial Estate. The large site area of c. 1.12 acres is bound by palisade fencing with a site perimeter and building alarm operational. Soft landscaped lawns set the premises off from the road with the carparking areas laid in tarmac and a substantial hardcore area situated to the rear of the premises. Oil & Fuel tanks with operational pumps have been constructed below surface.

Accessed via a glazed porch, a 2-Storey Office Block fronts the main road that interconnects with 2 no. adjacent warehouses of steel portal frame construction. Faced brickwork occupies the majority of the external wall finishes, with the roof of the warehousing pitched incorporating skylights and a flat roof to the office block. Access to the warehouse is via 2 no. electric roller shutter doors and benefit from minimum eaves height of 3.8m.

Internally the warehouse accommodation is subdivided into large stores and a series of offices which can be stripped away to provide an open floor space. From the office reception, a corridor provides access to private offices and meetings rooms with access to the first floor via feature staircase. Male/Female & Kitchen Facilities are readily available. LED lighting has been fitted in recent years and heating is via Oil-Fired boiler to radiators.

Currently ground & roof mounted solar PV panels generate electricity onsite but will be removed upon sale completion.

ACCOMMODATION

Unit	Description	Area (sq m)	Area (sq ft)
2 Storey Office Block	Offices, Boardroom, Reception, WCs, Kitchen & Circulation Space	303.63	3,268
Warehouse Block	Warehousing & Offices	663.95	7,147
First Floor Warehouse	Storage	24.19	260
	Total Gross Internal Area	991.77	10,675
Site Area	c. 1.12 acres (c. 48,787 sq ft)		

SALES DETAILS

Price: Offers in the region of £800,000
Tenure: Long Leasehold subject to 999
year lease with effect from 1988
at a yearly rent of £1.

N.B. This property is owned by a company within Karl Group

NAV

The Rate in £ 2018/2019 for Antrim -
£0.580911

Net Annual Value - £48,900

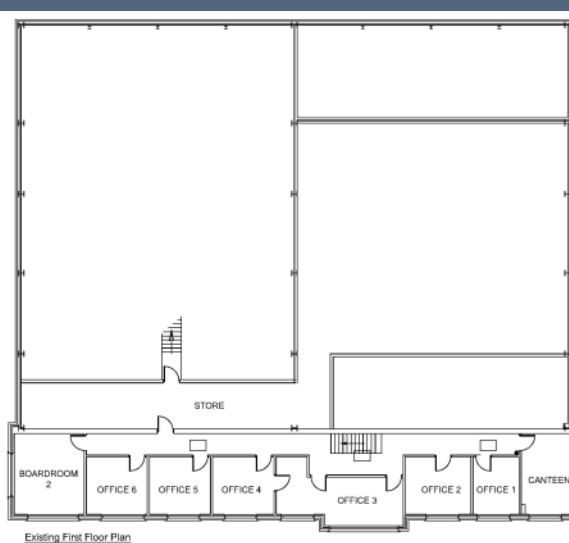
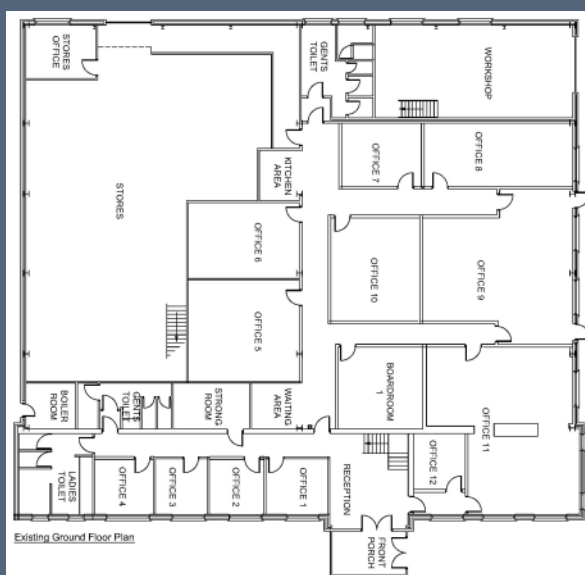
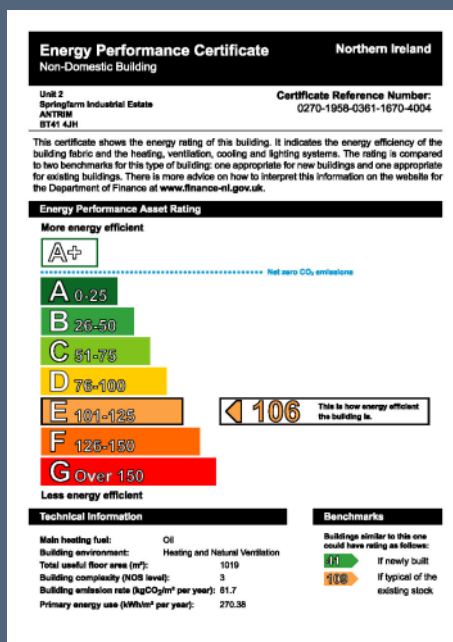
Estimated Rates Payable Before Discounts - £28,928 per annum

VAT

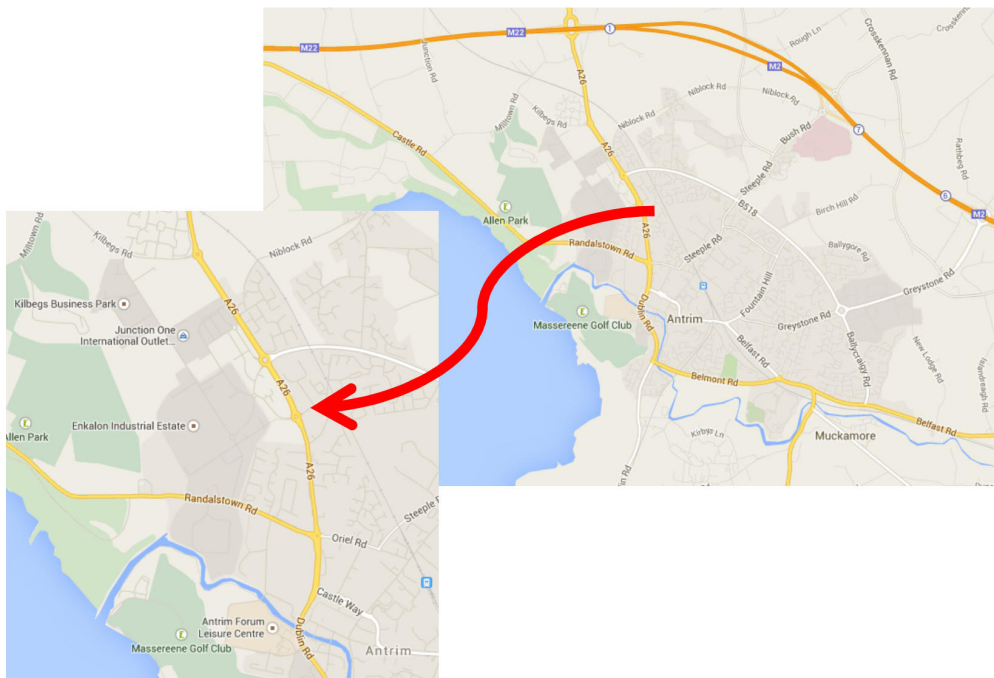
All outgoings, prices and rentals quoted are exclusive of but may be liable to VAT.

EPC

Energy Performance Asset Rating - E106



PHOTOS / MAPS/ PLANS



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