



McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900
www.mcconnellproperty.com

WAREHOUSE / INDUSTRIAL



TO LET

REFURBISHED WAREHOUSE / INDUSTRIAL UNITS
c. 5,000 - 15,000 sq.ft

Glenville Industrial Estate
Glenville Road
Newtownabbey
BT37 0TN



- **Presently undergoing refurbishment**
- **Established commercial location**
- **Excellent transport links via A2 and M2 motorway network**



The Independent
Commercial Property
Consultants Network

MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

T: 028 90 205 900
E: info@mcconnellproperty.com

LOCATION

The subject property is located on the Glenville Road, conveniently located close to Newtownabbey, 3 miles from Glengormley and only 6 miles from Belfast City Centre.

The subject benefits from the major A2 road improvement works and easy access to the M2 motorway network.

Belfast International Airport (c.15 miles) and the Ports of Larne (c.17 miles) and Belfast (c.6 miles) are all within easy traveling distance.

DESCRIPTION

The units are presently undergoing refurbishment and will be offered on a shell basis of block construction with cladding to the upper walls and roof, with roller shutter access. Services will be provided to a connection point.

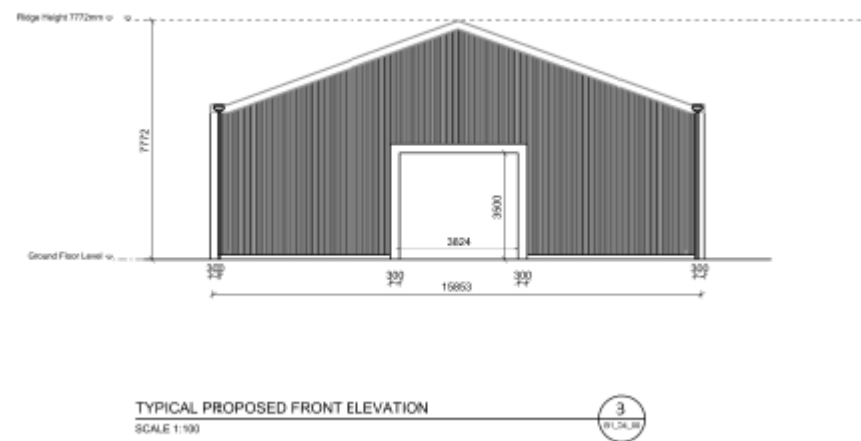
The estate will be secured by automated front gates, set to open from 8am to 8pm, with 24/7 access for tenants via mobile app.

There is a substantial parking and marshalling area to the side elevation which may be available by separate licence.

ACCOMMODATION

Estimated Gross Internal Area:

Unit 4	4,962 sq.ft	461 sq.m
Unit 5	4,919 sq.ft	457 sq.m
Unit 6	4,973 sq.ft	462 sq.m





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LEASE DETAILS

Term: A new lease for a term by arrangement.

Rent: £19,750 p.a per unit.

Repairs: Full repairing and insuring terms.

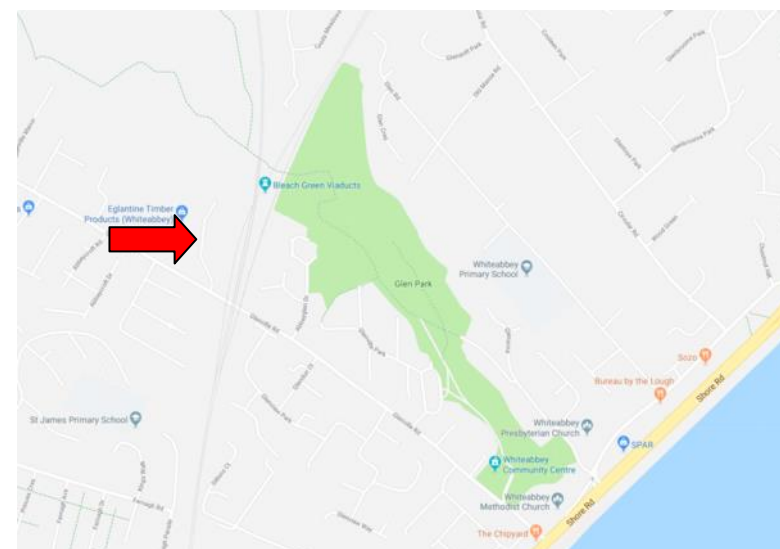
RATES: NAV to be assessed on completion.

EPC: To be assessed on completion.

VAT: The property is elected for VAT therefore VAT will be charged upon the annual rent and all other outgoings.



LOCATION MAP



VIEWING ARRANGEMENTS

Strictly by appointment with McConnell Chartered Surveyors.

Contact: Philip Culbert

Tel: 028 90 205 900

Email: philip.culbert@mcconnellproperty.com

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