



FOR SALE Modern purpose built industrial facility with ancillary office accommodation on a self contained site

**'Metallix Building', Galgorm Ind. Estate, 74 Fenaghy Rd,
Galgorm, Ballymena BT42 1PY**



FOR IDENTIFICATION
PURPOSES ONLY

LOCATION

Ballymena is one of Northern Ireland's leading provincial towns with a large resident and commuter population, being c. 12 miles from Antrim and c. 24 miles from Greater Belfast via the A26 dual carriageway and the M2 motorway.

The subject property is located c. 2 miles to the west of Ballymena in an area known as Galgorm and is prominently positioned within Galgorm Industrial Estate.



30 MILES TO BELFAST
CITY CENTRE



40 MINS DRIVE
From BELFAST CITY AIRPORT
25 MINS DRIVE
From BELFAST INTERNATIONAL
AIRPORT



48 MIN DRIVE
To M1 MOTORWAY
10 MIN DRIVE
To M2 MOTORWAY



38 MINS DRIVE
From BELFAST PORT
40 MINS DRIVE
From LARNE PORT

DESCRIPTION

The subject property comprises of an industrial / manufacturing facility with ancillary office accommodation and a stand alone storage unit positioned to the rear of the site.

The main factory building comprises of a steel portal frame unit built in the early 1990's and was extended c. 6 years ago to comprise a modern two storey office and ancillary block.

Internally the workshop area is finished with smooth screed concrete flooring, translucent roof panels, spot lighting and has an eaves height of c. 16 ft (5 m). The space has the benefit of various roller shutter access doors to the southern and eastern elevations of the building.

To the front of the production area, a modern two storey office element was constructed which was finished to an extremely high standard to include aluminium double glazed windows, suspended ceilings and a modern reception area. The ground floor area is primarily used for ancillary space including WCs and a canteen, with the upper floors providing the modern office accommodation which have views over the estate and internally over the production area.

Externally the property provides staff and customer parking to the front elevation and storage and vehicle parking to the rear and side elevations.

ACCOMMODATION

Description	Area sq m	Area sq ft
Ground Floor Offices	c. 45	484
Ground Floor Kitchen	c. 23	245
First Floor Offices	c. 87	940
Production / Manufacturing Area	c. 2,624	28,245
Stand Alone Storage Unit	c. 631	6,792
TOTAL ACCOMMODATION	c. 3,410 sq m	36,806 sq ft

SITE AREA

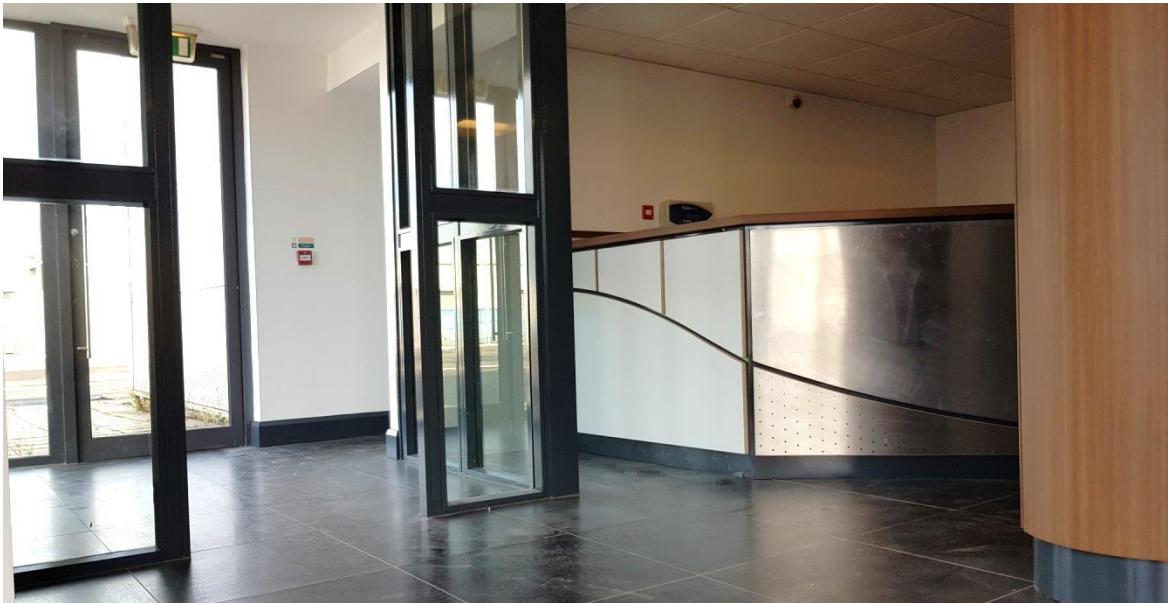
The subject occupies a rectangular shaped site extending to c. 3.5 acres (1.4 Ha).





Metallix Building

Galgorm Industrial Estate



Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

SALES DETAILS

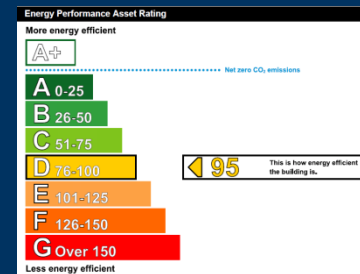
PRICE:
TITLE:

Offers in the region of £1,200,000
Assumed to be held by way of long leasehold title

NAV

£81,350. The commercial rate in the pound for 2019 / 2020 is £0.64056.

EPC



VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

FURTHER DETAILS



OKT
O'CONNOR KENNEDY TURTLE

'Connor Kennedy Turtle
22 Adelaide Street
Belfast BT2 8GD
T +44 (0)28 9024 8181 | E belfast@okt.co.uk

CONTACT: ALAN MCKINSTRY | alan.mckinsty@okt.co.uk
BRIAN TURTLE | brian.turtle@okt.co.uk

Our Ref: AMcK/JP/8073/1

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.