



OKT
O'CONNOR KENNEDY TURTLE

TO LET Modern Trade Counter / Warehouse Accommodation of c. 2,403 sq ft
Unit 22M Pennybridge Industrial Estate,
Ballymena BT42 3HB

Ballymena is one of Northern Ireland's leading provincial towns having a resident population of c. 28,000 persons and a district population of some 56,500 persons. The town is located some 26 miles North of Belfast and is well connected to the Province's road network especially Belfast.

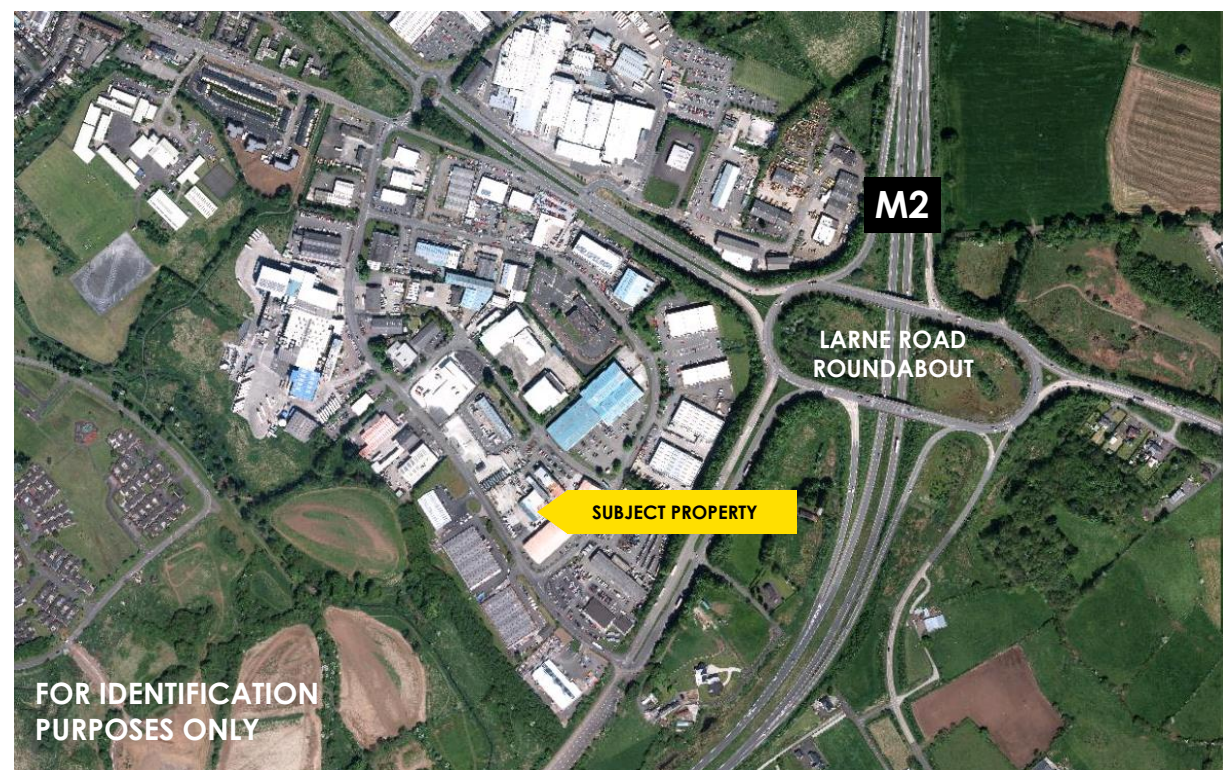
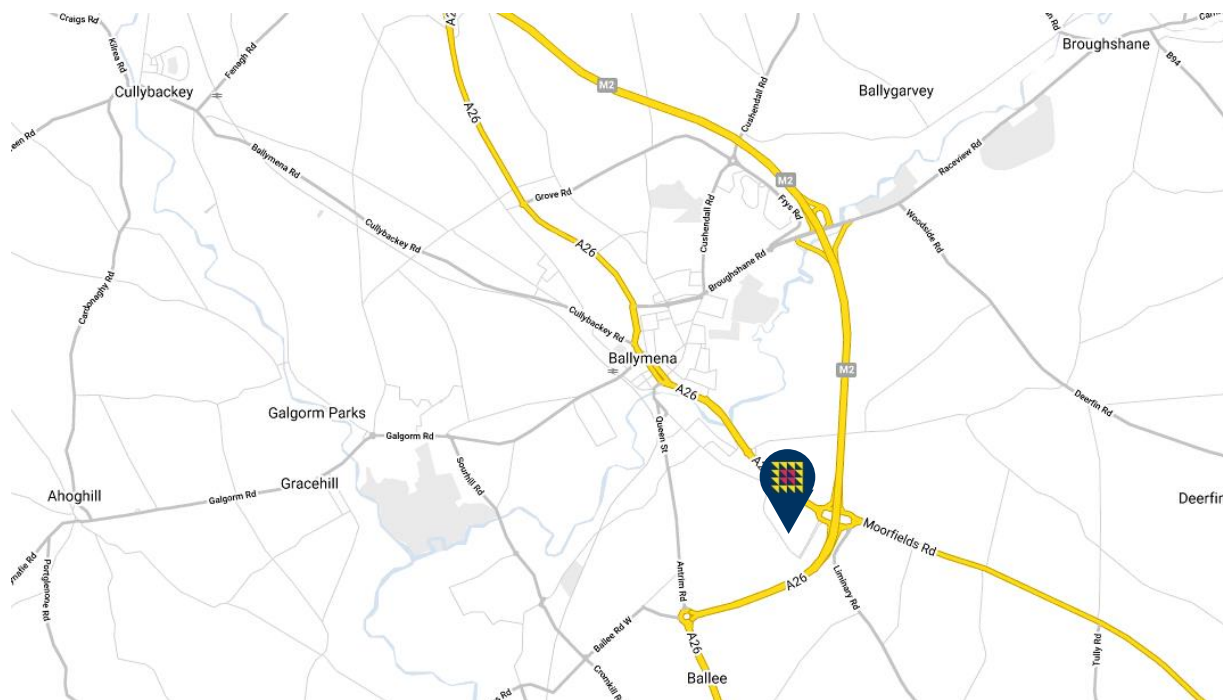
The subject unit is located in Pennybridge Industrial Estate, Ballymena's premier industrial and commercial location situated approximately 1.5 miles south east of Ballymena Town Centre, located off the M2 motorway with easy access to Belfast.

Users in close proximity include Lifestyle Fitness, Screw Fix, City Electric Factors, B M Electrical, JP Corry (NI) Ltd and NIE.

The subject comprises a modern trade counter / warehouse unit fitted to a high standard. The unit is of steel portal frame construction with part block/brick and part metal profiled cladding walls. The pitched roof is overlaid in insulated metal cladding with perspex light panels. Internally the property is finished with smooth screed concrete flooring, strip fluorescent lighting and 3 phase electric.

The property is accessed via aluminium glazed entrance doors with double glazed windows to the front elevation with an additional electric roller shutter offering vehicle access. The unit also benefits from an external yard to the front of the property offering parking / marshallling area.

Suitable for a wide variety of manufacturing, industrial, trade counter, storage and general commercial business users subject to necessary planning consent.



DESCRIPTION

AREA sq m

AREA sq ft

Warehouse / Showroom	c. 195 sq m	c. 2,100 sq ft
Office	c. 12 sq m	c. 128 sq ft
Kitchen	c. 16 sq m	c. 175 sq ft
WC	-	-
TOTAL ACCOMMODATION	c. 223 sq m	c. 2,403 sq ft



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/uksl/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.

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

70 This is how energy efficient the building is.

LEASE DETAILS

RENT: £12,000 per annum exclusive
TERM: Negotiable
REPAIRS / INSURANCE: Full Repairing and Insuring lease

NAV

From our review of the Land and Property Service online website, the NAV for the subject property is £8,450. The commercial rate in the pound for 2019 / 2020 is £0.64056.

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.

VAT

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

FURTHER DETAILS



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Our Ref: CL/JP/8767

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.