



OKT
O'CONNOR KENNEDY TURTLE

TO LET Grade A Office Accommodation

**Next Space Serviced Offices, Antrim Enterprise
Park, 58 Greystone Road, Antrim, BT41 1JZ**

LOCATION / DESCRIPTION

This extensively refurbished office building is located in Antrim Enterprise Park which is strategically located c. 2 miles from Antrim Town Centre, c. 14 miles North West of Belfast and only 1 mile from the M2 Motorway (Rathbeg Junction) which provides ease of access to the North West of the Province via the A26. Only c. 8 miles from Belfast International Airport, one of Northern Ireland's primary transport hubs which handles over 5 million passengers per year.

Other occupiers in the area include Extra Care, Homestart and PDE.

A single monthly fee includes the following services:

- Rent
- Business Rates
- Service Charge
- Electricity and Heating
- Building Insurance and Maintenance
- Weekly Cleaning Services, Supplies and Waste Disposal
- 24 Hour Access, 7 Days Per Week, 365 Days Per Year
- Building Security – CCTV, Fob Alarm System, 24 Hour Monitoring
- Full Use of Kitchen
- Shower Facilities
- Use of 55 no. Car Park Spaces

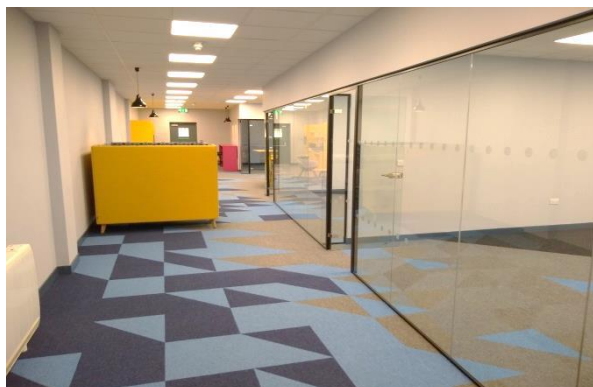
Services available at additional cost:

- Reception helpdesk / Hospitality & Admin Services (Photocopying, Scanning, Mail Handling and Message Forwarding)
- In-house Meeting and Conference Rooms
- Office Furniture

SPECIFICATION

- Smart Economy 7 Heating
- Natural Light to all Suites
- Superfast 1GB Broadband
- Fibre Network Cabling
- Toilets
- Shower Facilities
- Kitchen / Breakout Area
- DDA Compliant
- Access to In-house Meeting Rooms Suites





AVAILABILITY / PRICE

| | |
|---------------------|----------------------------|
| Five Person Suite: | £779.80 plus VAT per month |
| Six Person Suite: | £904.88 plus VAT per month |
| Eight Person Suite: | £1,029 plus VAT per month |

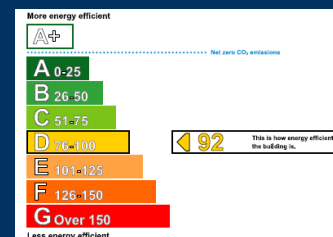
LEASE DETAILS

TERM: Flexible terms subject to 1 month minimum.

VAT

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

EPC



FURTHER DETAILS



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Our Ref: IMCC/EC/8762

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.

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.