



**OKT**  
O'CONNOR KENNEDY TURTLE

**TO LET** Superb Trade Counter / Workshop and Fully Fitted Offices  
**Unit 1C, Woodside Industrial Estate, Woodside Road,  
Ballymena BT42 4QJ**



# LOCATION / DESCRIPTION

The subject is located on Woodside Road, a well established industrial location situated c. 3 miles from Ballymena town centre and in close proximity to the M2 Ballymena bypass providing quick and convenient access to all parts of the Province.

The subject property comprises a modern mid terrace warehouse / business unit of steel portal frame construction, with mezzanine storage and three levels of superbly fitted offices.

Internally the warehouse is finished to include electric roller shutter door access, profile metal cladding and mezzanine floor, The offices comprise suspended ceilings, perimeter trunking, toilet and shower facilities together with double glazed windows and gas fired central heating. The property also benefits from own door access via an entry door system.

The complex is situated in a secure gated site with ample car parking.

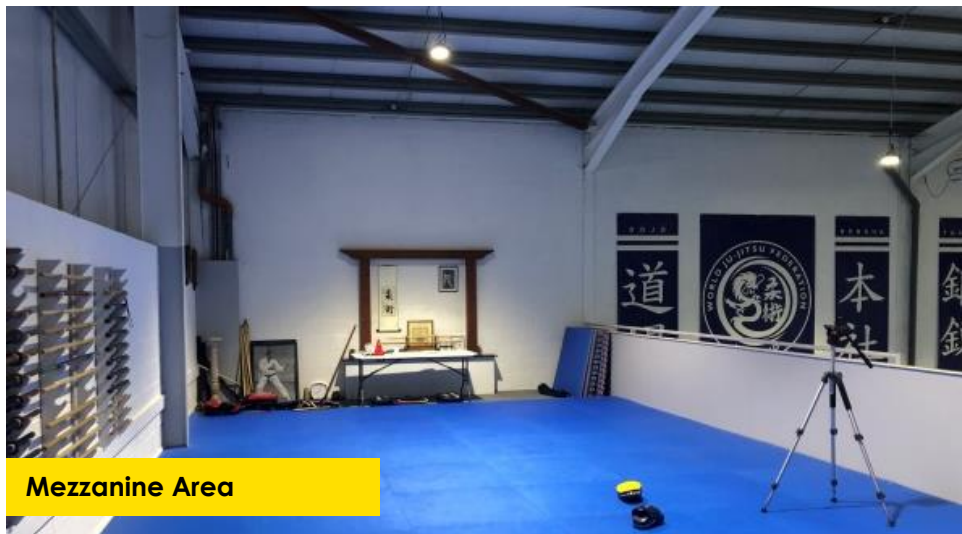


# ACCOMMODATION

DESCRIPTION	AREA sq m	AREA sq ft
DISPLAY / WORKSHOP	c. 390 sq m	4,197 sq ft
MEZZANINE	c. 87 sq m	932 sq ft
GF / FF/ SF OFFICES	c. 256 sq m	2,753 sq ft
TOTAL ACCOMMODATION	c. 733 sq m	7,882 sq ft



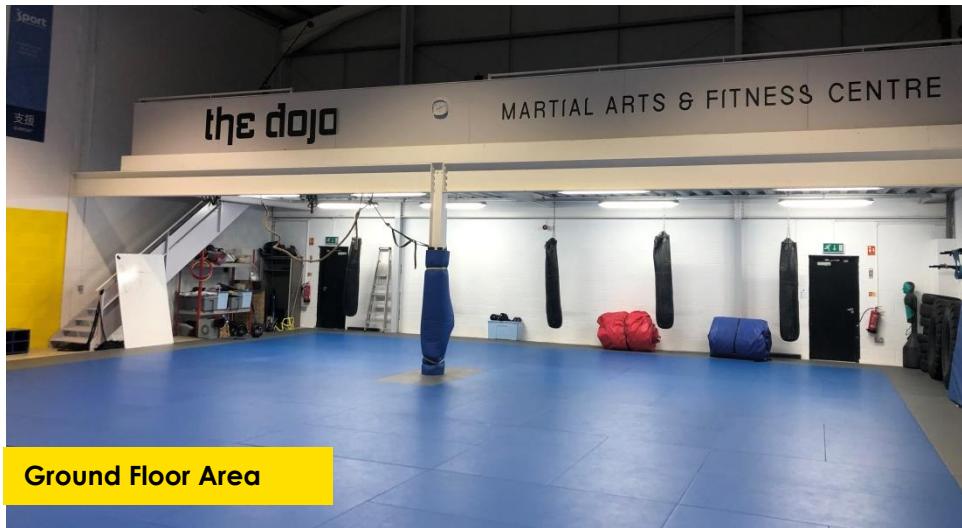




Mezzanine Area



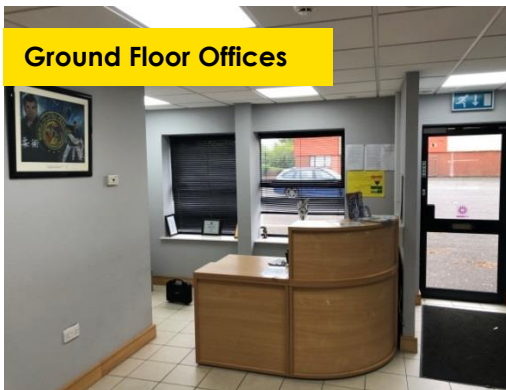
Ground Floor Area



Ground Floor Area

# GALLERY

Unit 1C, Woodside Industrial Estate  
Woodside Road, Ballymena



Ground Floor Offices



First Floor Offices



Second Floor Area



Shower Facilities





## EPC INFORMATION

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

57 This is how energy efficient the building is.

### 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.

## LEASE DETAILS

RENT:	£35,000 per annum
TERM:	Negotiable
REPAIRS / INSURANCE:	Full repairing and insuring basis
AVAILABILITY:	Immediately

## NAV

From our review of the Land and Property Service online website, the NAV for the subject property is £14,640. 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



**OKT**  
O'CONNOR KENNEDY TURTLE

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

### CONTACT:

MARK PATTERSON | [mark.patterson@okt.co.uk](mailto:mark.patterson@okt.co.uk)  
ROSS SWEENEY | [ross.sweeney@okt.co.uk](mailto:ross.sweeney@okt.co.uk)

Our Ref: MP/JP/8879

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.