



TO LET Modern First Floor Office Accommodation Extending to c. 775 sq ft (71 sq m)
8 Plasketts Close, Kilbegg Road, Antrim, BT41 4NN

LOCATION / DESCRIPTION

Kilbegg Business Park is located c. 1 mile from Antrim Town Centre and c. 14 miles North West of Belfast. The subject property is prominently located on the rear access road to The Junction, Northern Ireland's premier retail outlet shopping centre and leisure park which attracts c. 50,000 to 60,000 people per week.

The subject is readily accessible from a location in close proximity to Dunsilly Roundabout providing ease of access to the M2 Motorway and A26 towards Ballymena and Coleraine.

This contemporary office space is fitted to a high standard to include partial glazed partitioning with internal blinds, carpeted flooring with three compartment screed trunking, suspended ceiling with recessed lighting painted / plastered walls and modern kitchen / canteen. The unit benefits from high levels of security via intercom access and an intruder alarm.

Four car parking spaces.

Commercial occupiers in the area include Marcon, GBS Roofing & Murphy International.

ACCOMMODATION

DESCRIPTION	AREA sq m	AREA sq ft
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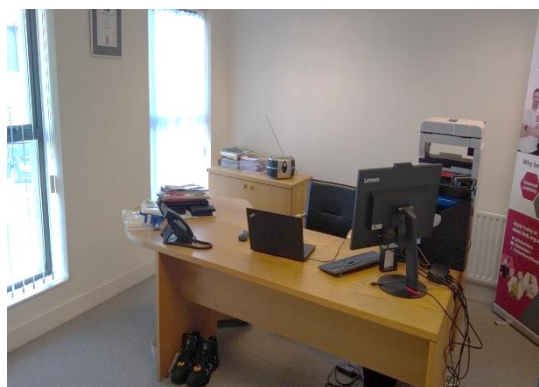
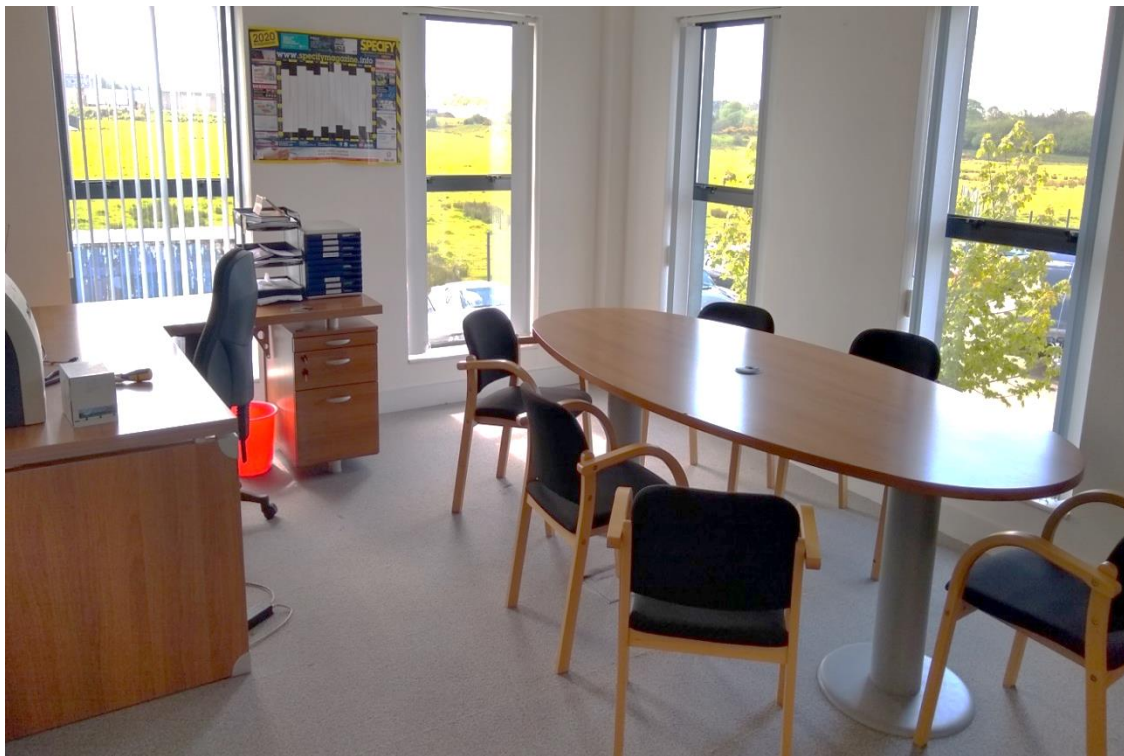
FIRST FLOOR

Director's Office / Boardroom	c. 23 sq m	243 sq ft
Office 1	c. 16 sq m	175 sq ft
Office 2	c. 11 sq m	119 sq ft
Office 3	c. 10 sq m	115 sq ft
Store	c. 2 sq m	27 sq ft
Kitchen	c. 4 sq m	47 sq ft
Comms Room	c. 5 sq m	49 sq ft
WC	-	-

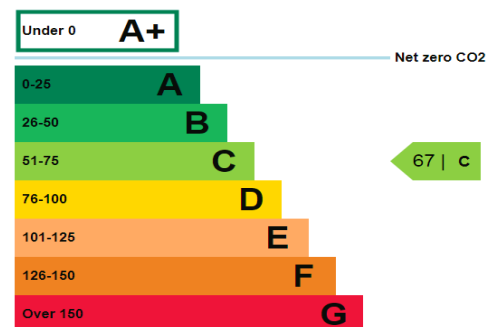
TOTAL	c. 71 sq m	775 sq ft
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|------------------------------|-----------------------------------|
| 1. Kilbegg Business Park | 5. ASDA |
| 2. Tesco Distribution Centre | 6. Enkalon Industrial Estate |
| 3. The Junction | 7. Randalstown Road Business Park |
| 4. Lidl / Homebase | |



This property's current energy rating is C.



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/ukxi/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: £5,750 per annum
 TERM: Remainder of 5 year lease from 1 April 2018
 REPAIRS / INSURANCE: Effective full repairing and insuring lease
 SERVICE CHARGE: Applicable

NAV

Details available on request.

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

CONTACT:

IAIN MCCABE | ian.mccabe@okt.co.uk

Our Ref: IMcC/EC/6349'1

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.