



TO LET
0224 8181
Warehouse
/ Offices
c. 3,500 sq ft
(plus pit)
OKT
COMMERCIAL ESTATE AGENTS

TO LET

Warehouse/Storage Unit with Ancillary Offices of 3,400 sq ft

Unit 7, Dennison Industrial Estate, Ballyclare, BT39 9EB

LOCATION

Ballyclare is the largest settlement within Newtownabbey. The town is located c. 12 miles north of Belfast, c. 11 miles from Antrim, c. 15 miles from Ballymena, c. 3.5 miles from the M2 motorway intersection at Templepatrick and c. 5 miles from Mallusk. Due to the town's close proximity to the M2 motorway it benefits from excellent transport links with the rest of the Province, the Belfast International Airport and the Port of Larne, which is a mere 15 minutes drive time away.

Ballyclare forms part of the Newtownabbey Council Area, which has a population of c. 85,000 persons. The town also supports a significant rural hinterland and has recently become a commuter belt to Belfast and Newtownabbey due to the enhanced transport links with the dualled A8.



C. 5
MILES
FROM
MALLUSK



VERY ACCESSIBLE LOCA-
TION CLOSE TO M2 MO-
TORWAY



COMPETITIVE RENTALS
AND FLEXIBLE TERMS



RANGE OF UNIT SIZES
FROM C. 100 TO
31,000 SQ FT

DESCRIPTION

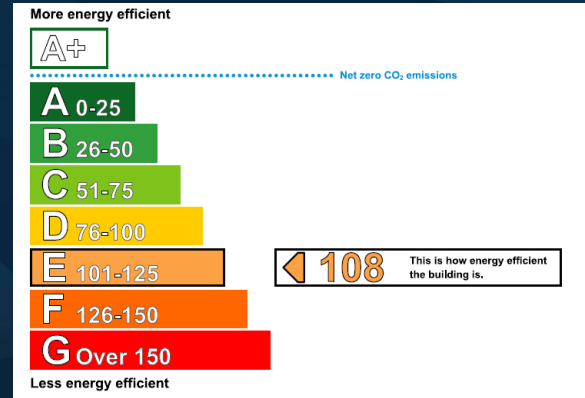
The subject comprises end terrace warehouse and office accommodation. The warehouse has an average eaves height of 28 ft and benefits from electric roller shutter door access.

The office accommodation is laid out over two levels and comprises 3 private offices, kitchenette, 2 WC's and a shower room.

ACCOMMODATION

Description	Area sq m	Area sq ft
WAREHOUSE	C. 242 sq m	C. 2,600 sq ft
OFFICE	C. 74 sq m	C. 800 sq ft
TOTAL	C. 316 sq m	C. 3,400 sq ft

EPC



LEASE DETAILS

RENT: £17,000 per annum

TERM: Negotiable

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

RATES

We are advised that the current NAV for the subject is £8,900. The commercial rate in the pound for 2022 / 2023 is £0.523981.

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



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.

FILE REF 8333

CONTACT DETAILS

MARK PATTERSON
mark.patterson@okt.co.uk

JAMES CHRISTIE
james.christie@okt.co.uk

028 9024 8181

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