

OK
T



TO LET

1st Floor, 75 Wellington Street, Ballymena, BT43 6AD

Very well apportioned First Floor Office Accommodation in Modern Building

LOCATION

Centrally located with good aspect over Wellington Street just opposite the Tower Centre and close to the central Band Stand at Broadway.

Ballymena is a prominent Mid Antrim regional hub with a catchment of some 150,000 and a resident populous of c. 65,000 people.

DESCRIPTION

The 2nd floor is already occupied by DVA as a Theory Test examination centre in a well-managed facility and there is full DDA compliance with the passenger lift in situ at the premises.

The Open plan accommodation can be subdivided as desired by the incoming tenant and some incentives or assistance potentially available with this as it will be the floors first full fit out since construction.

There are fully fitted male, female and disable WC facilities and a cleaners store for the suite of offices adjacent onto the stairwell.

ACCOMMODATION

DESCRIPTION

AREA (M²)

AREA (SQ FT)

Open Plan Office

165.0

1,775

WC Facilities

-

-

TOTAL ACCOMMODATION

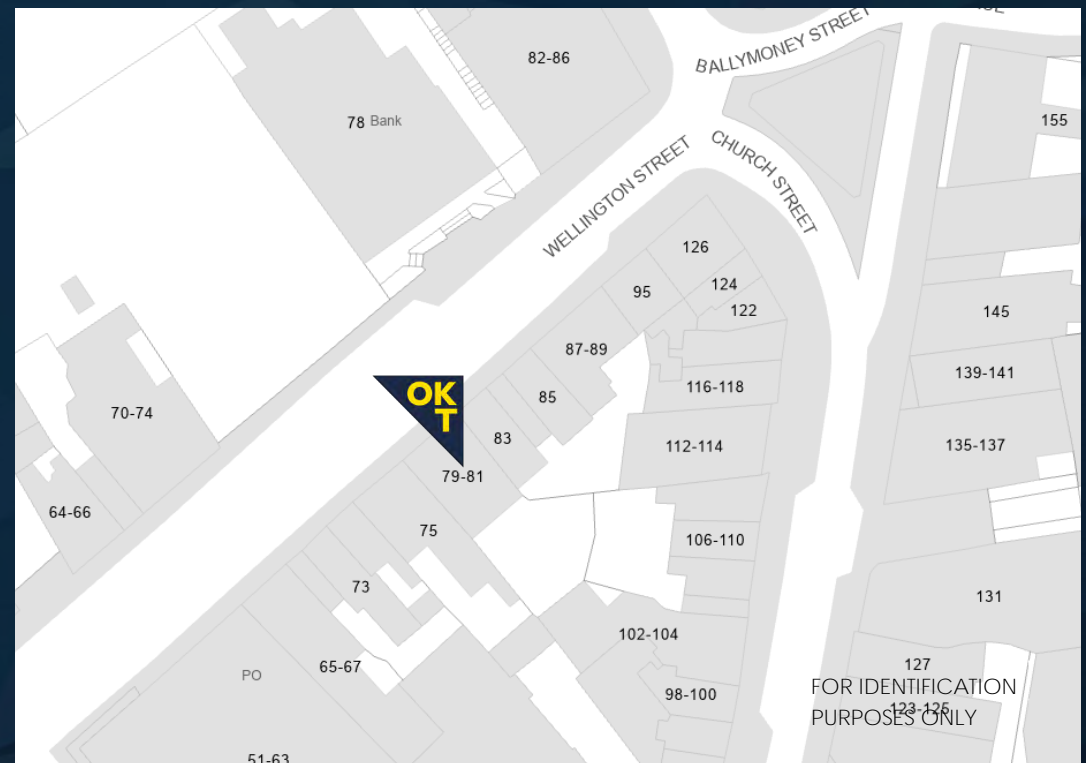
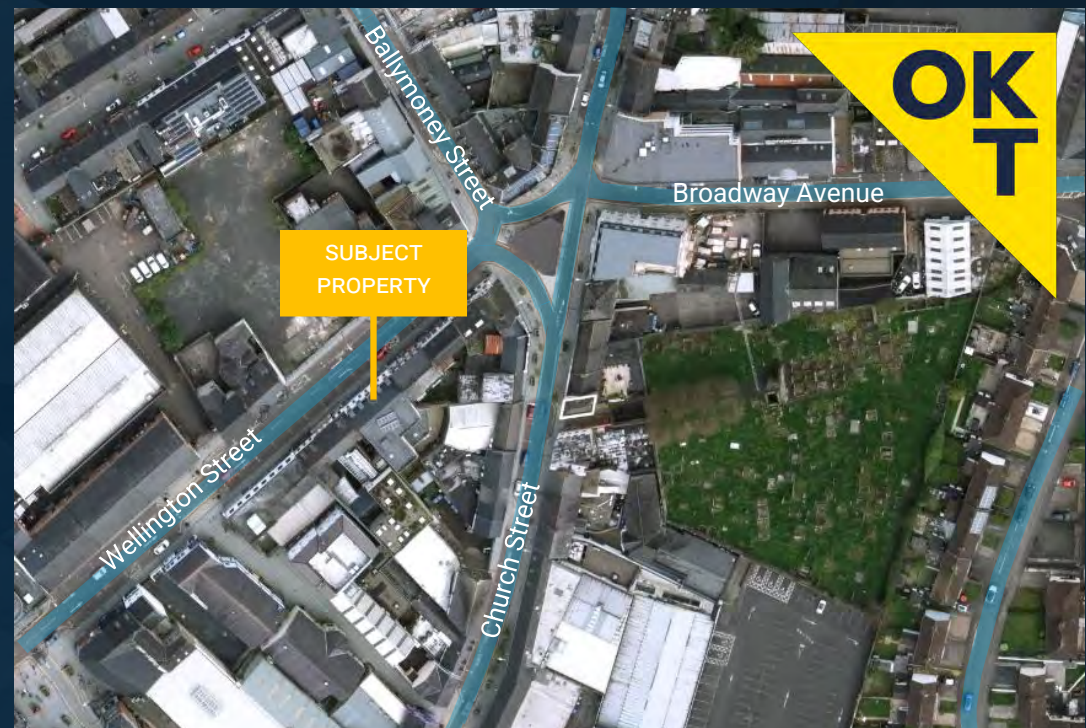
165.0

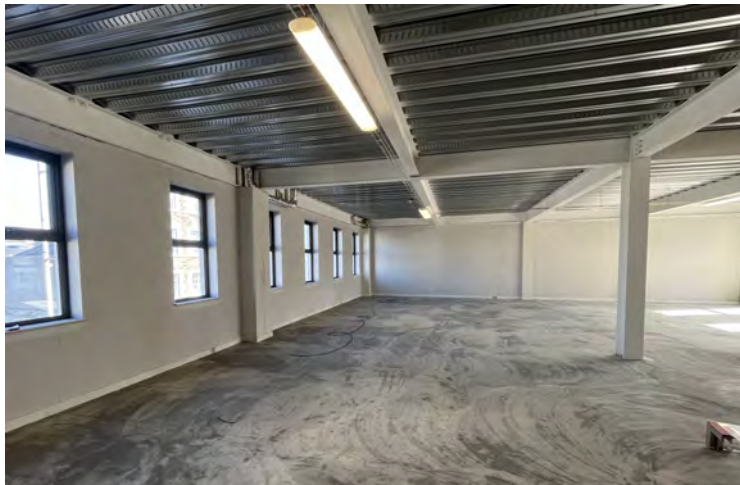
1,775

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.

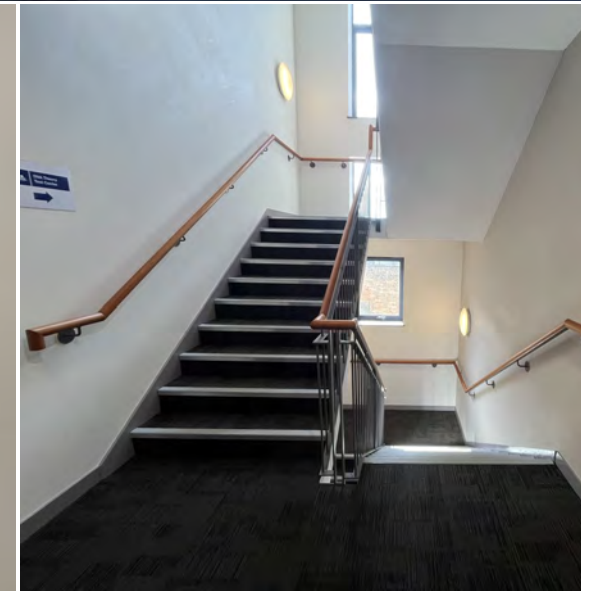
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First Floor Office Accommodation in Modern Building



LEASE DETAILS

RENT:	£14,000 per annum
TERM:	Negotiable
REPAIRS / INSURANCE:	Tenant responsible for repairs and maintenance internally & reimbursement of portion of annual building insurance.
SERVICE CHARGE:	May be charged to assist with eternal repairs etc.
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

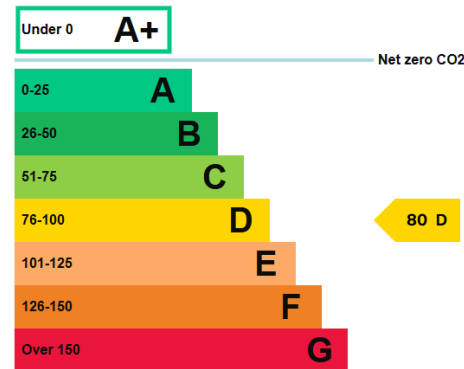
NAV (RATES PAYABLE)

NAV: £15,300

Estimated rates payable in accordance
with LPS Website: £10,287.95

All perspective purchasers/tenants should make their
own enquiries to confirm the NAV / rates payable.

This property's energy rating is D.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 | Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 okt.co.uk

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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.