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TO LET

Unit E5, Plasketts Close, Kilbegs Business Park, Antrim, BT41 4LY

Ground Floor Workshop & Modern First Floor Offices of c. 4,925 sq ft (458 sq m) with 8 Dedicated Car Park Spaces

LOCATION

Kilbegs Business Park is a popular commercial park located approximately 1 mile from Antrim town centre and 14 miles north west of Belfast close to The Junction (formerly Junction One), Northern Ireland's premier retail outlet shopping centre.

The centre has proven extremely successful with c. 50,000 to 60,000 people a week visiting the scheme and the adjoining Asda Superstore, Lidl, Homebase and Omniplex Cinema.

Conveniently positioned close to the Dunsilly Roundabout providing ease of access to the M2 Motorway and A26 Ballymena Road.

Adjacent occupiers include Ansec, Lynco, Outsource, Cubo and Marcon.

DESCRIPTION

The ground floor workshop is fitted to include part painted screed concrete floor, suspended low energy lighting, plastered / painted walls, electric panel heating with electric roller shutter and pedestrian door to the rear.

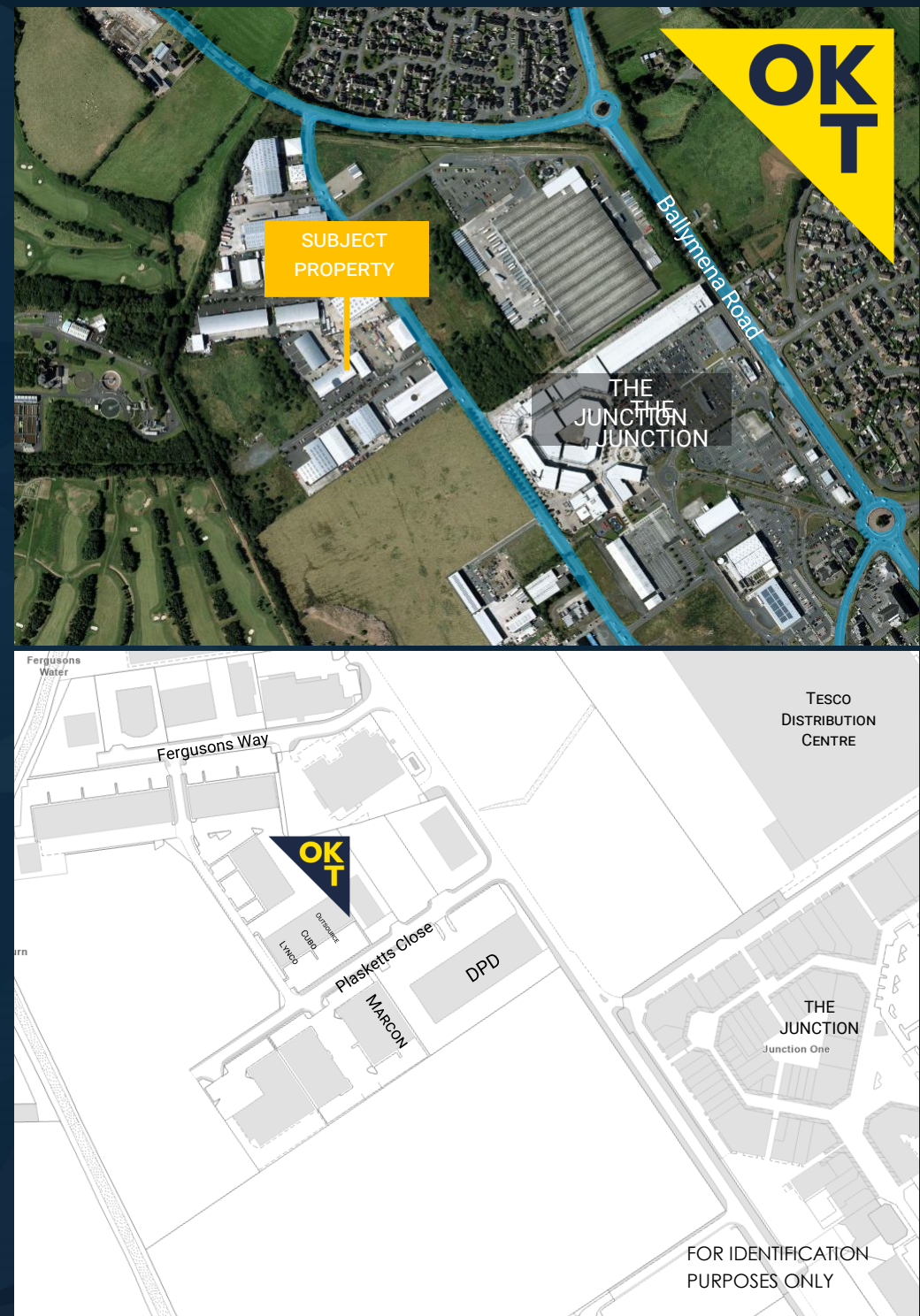
The modern first floor offices are fitted to include carpeted flooring, painted / plastered walls, suspended ceiling with recessed low energy lighting, air conditioning, glazed partitioning to the meeting room and private office with an open plan kitchen / canteen area. There is also a mezzanine store to the rear of the offices which provides secondary access to the ground floor workshop.

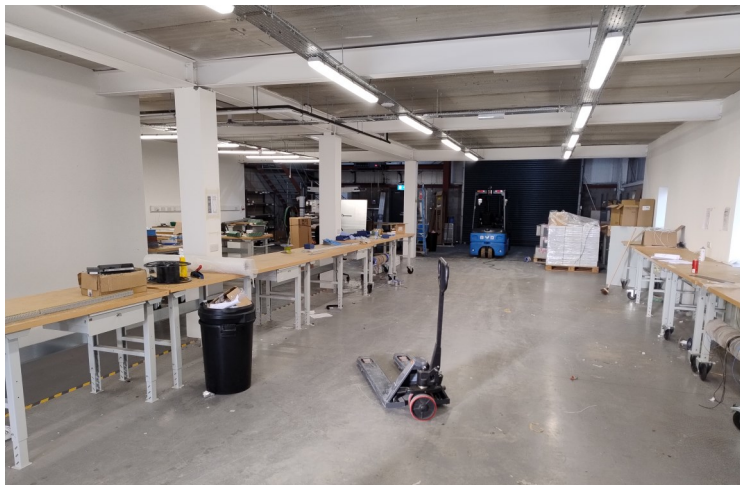
Gents and ladies / disabled WC's are located off the ground floor entrance lobby. The unit benefits from 8 dedicated car park spaces to the front of the unit and additional parking area to the rear of the unit.

The property is available immediately.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Entrance Lobby	c. 11 sq m	256 sq ft
Workshop	c. 237 sq m	2,554 sq ft
Gents & Ladies / Disabled WC's	-	-
FIRST FLOOR		
Boardroom	c. 21 sq m	227 sq ft
Private Office	c. 18 sq m	196 sq ft
General Office (including kitchen / canteen)	c. 100 sq m	1,075 sq ft
Mezzanine Store	c. 57 sq m	615 sq ft





Unit E5, Plasketts Close, Kilbegs Business Park

Ground Floor Workshop & Modern First Floor Offices



LEASE DETAILS

RENT:	£35,000 per annum
TERM:	Negotiable subject to periodic upwards only rent reviews.
REPAIRS / INSURANCE:	Full repairing and insuring lease
SERVICE CHARGE:	Payable in respect of the general repair and maintenance of the estate together with a road bond.

VAT

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

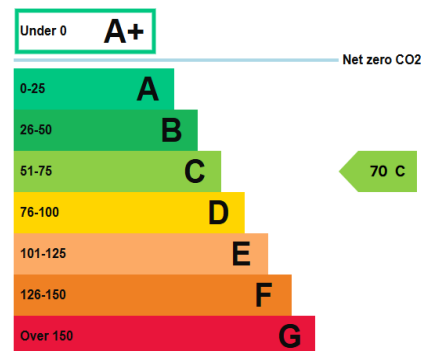
NAV (RATES PAYABLE)

NAV: £15,000

Est. rates payable in accordance with LPS Website:
£8,479.92

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

This property's 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/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.

REF: 8131A

FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

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

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.

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