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FOR SALE / TO LET

FOR IDENTIFICATION PURPOSES ONLY

## 21 Springfarm Industrial Estate, Antrim BT41 4NT

Modern Warehouse and ancillary office accommodation extending to c. 1,138 sq m (12,245 sq ft)  
on a self contained site of c. 0.5 acres

# LOCATION

The subject is located within Springfarm Industrial Estate, a well-established commercial location c. 1 mile north of Antrim Town Centre, c. 19 miles north west of Belfast and c. 11 miles south of Ballymena.

The estate is accessed from the Ballymena Road which is the main arterial route from Dunsilly Roundabout which links the M2 and A26 providing access to the wider Province and the nearby Belfast International Airport.

Neighbouring occupiers include Fyfes, MacBlair, Beatty Fuels and Howdens, with the nearby Junction Retail & Leisure Park home to Lidl, Asda, Omniplex Cinema, B&M, Starbucks, Nandos, McDonalds and Holiday Inn.

# DESCRIPTION

The subject comprises warehousing with ancillary office block on a self contained site, with the warehousing being of portal steel frame construction with brick and profile steel elevations and profile steel roof covering with translucent panels providing good levels of natural light.

The modern office accommodation comprises open plan offices, board room, individual offices, kitchen and WCs and is finished to include carpeted flooring, plastered /painted walls, perimeter trunking, spot and strip lighting and it benefits from heating and cooling air conditioning.



**1 MILE**

TO ANTRIM TOWN CENTRE

**19 MILES**

TO BELFAST CITY CENTRE



M2 MOTORWAY  
ACCESSED WITHIN 2  
MINUTES VIA  
BALLYMENA ROAD  
(A26)



**C. 15 MINS DRIVE TO  
BELFAST  
INTERNATIONAL  
AIRPORT**

# SPECIFICATION

- 2 No. electric roller shutter doors
- 6m eaves rising to 9.5 m eaves
- EV Charging Point
- Internal and External CCTV
- On site car parking
- Reception / waiting area
- Trade counter / collection point with double door entrance
- Mezzanine floor of c. 1,779 sq ft
- Additional concreted storage space to side and rear of building

# SITE AREA

The subject sits on a site of c. 0.5 acres.





## ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Warehouse	c. 787	8,469
Mezzanine	c. 165	1,779
Ground floor office / lobby	c. 98	1,055
First Floor Office	c. 88	942
<b>TOTAL</b>	<b>c. 1,138</b>	<b>12,245</b>

## LEASE DETAILS

RENT:	£75,000 per annum
TERM:	Negotiable, subject to periodic upwards only rent reviews
REPAIRS / INSURANCE:	Full repairing and insuring lease

## SALES DETAILS

PRICE:	We are instructed to seek offers in the region of <b>£895,000</b> exclusive of VAT
TITLE:	Assumed freehold

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.

## RATES PAYABLE

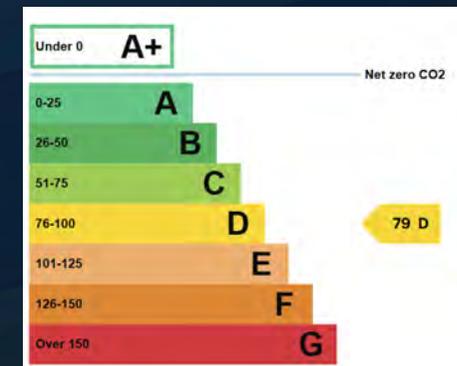
NAV: £30,300
Estimated rates payable in accordance with LPS Website: £17,129.44
All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

## VAT

All prices and outgoings are exclusive of VAT, which will be chargeable.

## EPC

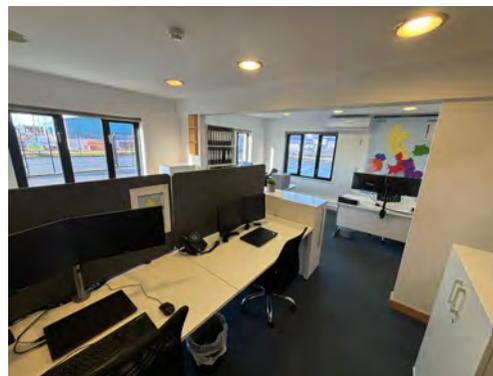
The subject has an EPC Rating of D79.





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### 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: 10181



**21 SPRINGFARM  
IND. ESTATE**

Fastway

ASDA

Howdens

John Barr  
Cars

Glenwood  
of Antrim

LIDL

MacBlairs

The Junction  
Shopping Complex

Starbucks

MacPac

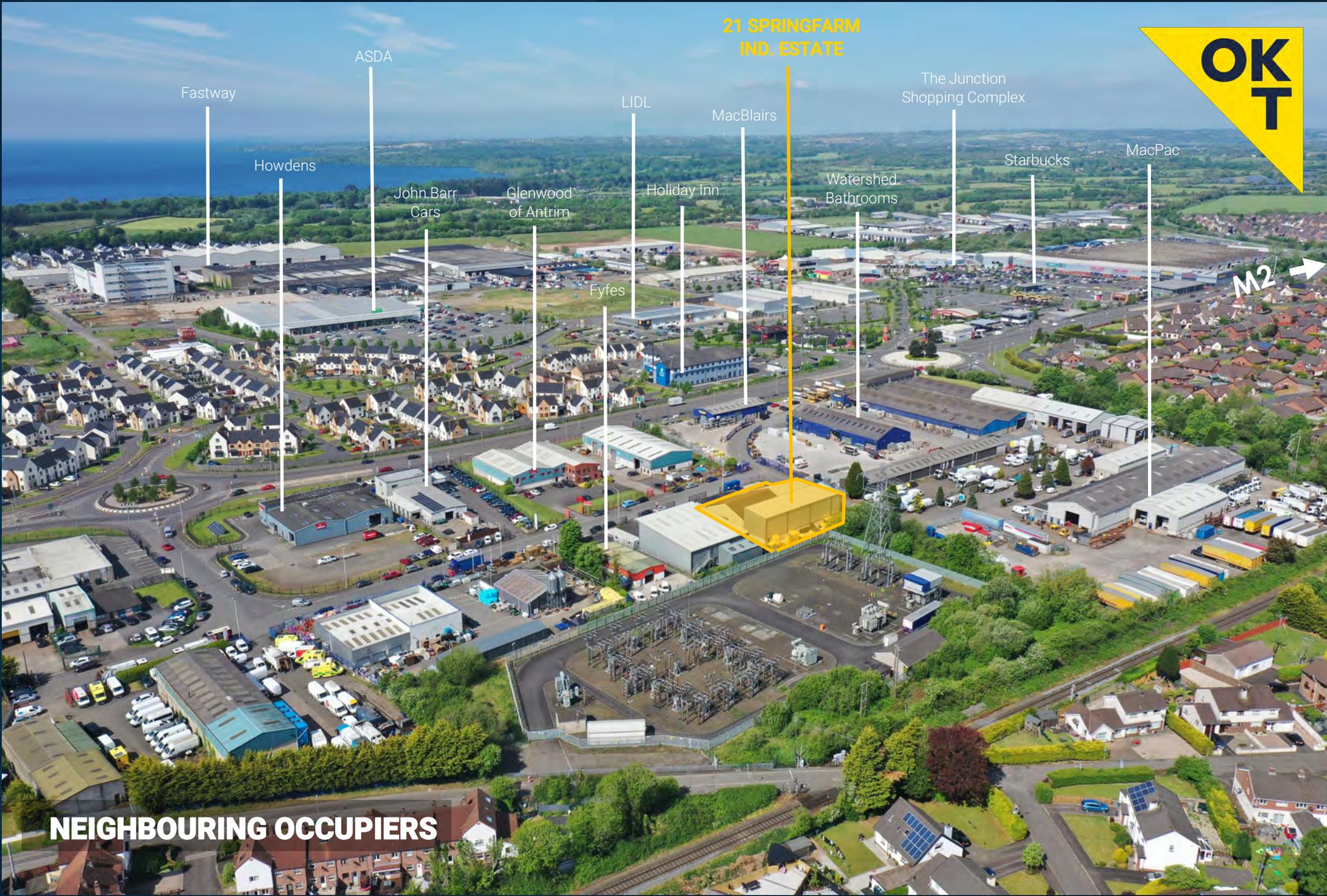
Fyfes

Holiday Inn

Watershed  
Bathrooms

M2 →

**NEIGHBOURING OCCUPIERS**



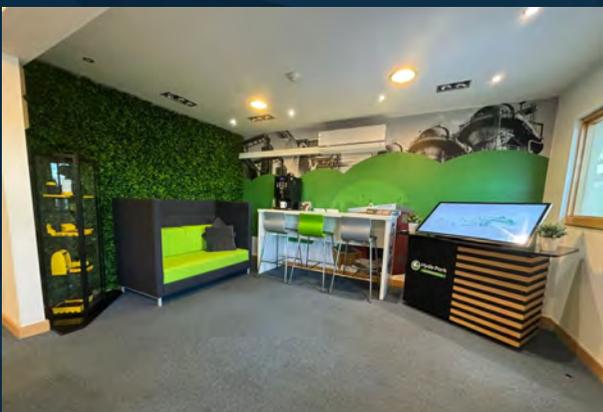
The logo for OKT, consisting of the letters 'O', 'K', and 'T' stacked vertically in a bold, sans-serif font, set against a yellow triangular background.

# FURTHER INFORMATION

For further information / viewing arrangements please contact:

**IAIN MCCABE** 07776 152 152

[iaain.mccabe@okt.co.uk](mailto:iaain.mccabe@okt.co.uk)



## O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ

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.