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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.

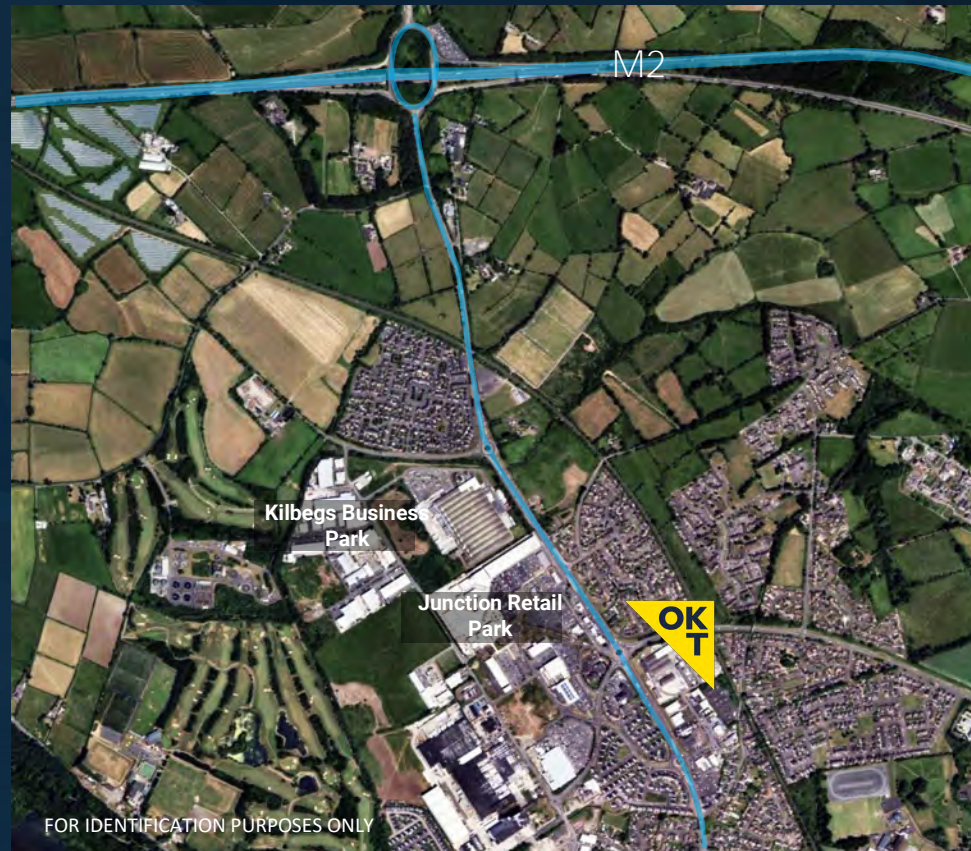
The estate is accessed from the Ballymena Road which is the main arterial route from Dunsilly Roundabout which links the M2 and A26 providing access to the wider Province and the nearby Belfast International Airport.

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
TOTAL	c. 1,138	12,245

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 £895,000 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

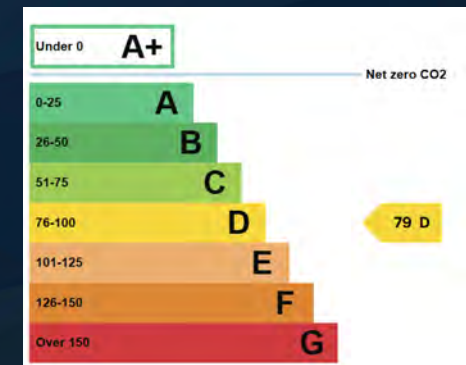
NAV: £30,300
Estimated rates payable in accordance with LPS Website: £17,129.44
All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

VAT

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

EPC

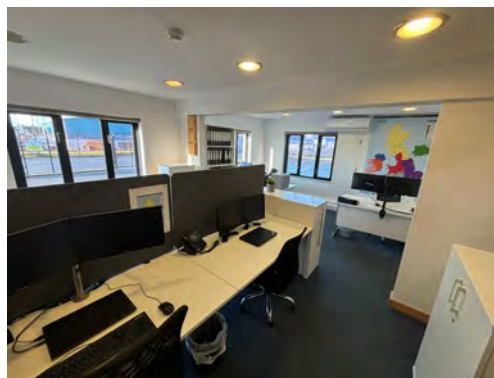
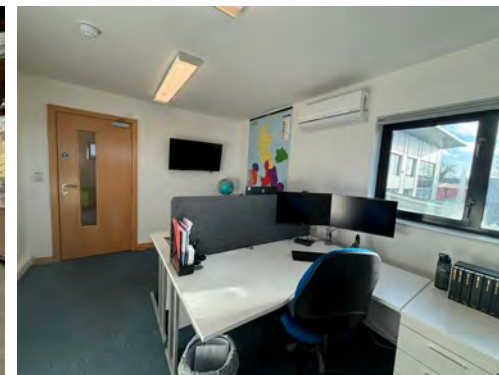
The subject has an EPC Rating of D79.





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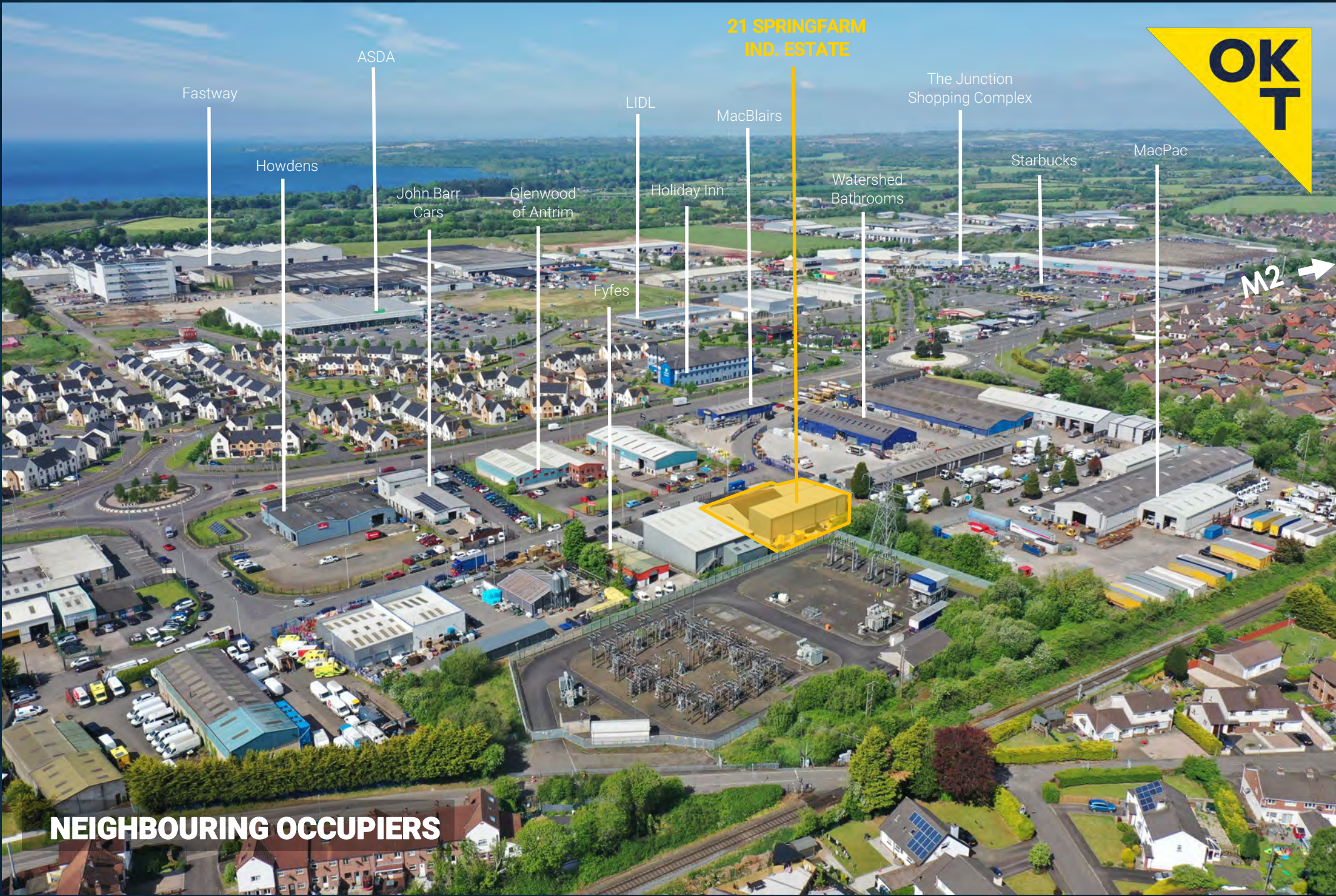
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Customer Due Diligence:

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/uksl/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

Fyfes

LIDL

Holiday Inn

MacBlairs

Watershed
Bathrooms

The Junction
Shopping Complex

Starbucks

MacPac

M2

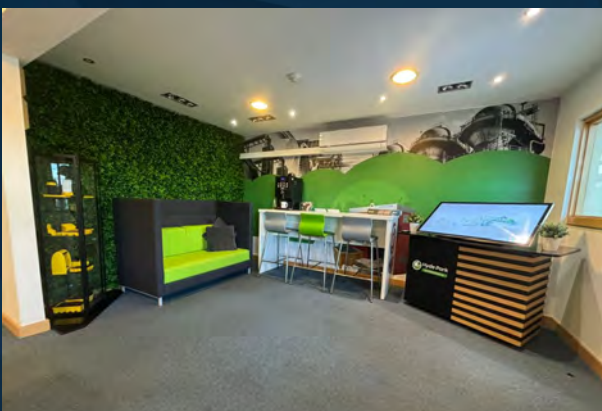
NEIGHBOURING OCCUPIERS

FURTHER INFORMATION

For further information / viewing arrangements please contact:

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iaain.mccabe@okt.co.uk



O'CONNOR KENNEDY TURTLE

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