



**OK  
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**TO LET**

**43A Farran Road, Ballymoney, Co. Antrim, BT53 8HD**

Established Warehouse Unit with Offices & Parking—Ideal for Storage Production, Distribution etc Extending to c. 9,423 sq ft

# LOCATION

Ballymoney is situated in the heart of North Antrim and is noted for its high proportion of self-employed and local businesses, with an economically active workforce of approximately 76% / around 15,000 people.

The available property is situated within 5 minutes drive off the A26 Ballymoney bypass and so as such is approximately 10 minutes drive from the town itself, this location offers both privacy and convenience for prospective occupants and their staff and customers.

# DESCRIPTION

The unit is fitted out and ready for letting providing roller door / pedestrian doors; screed floor with the current internal division providing 2 no. office areas and a mezzanine floor. Three phase electrical supply is connected to the premises with the outgoing tenants electrical fit out there to be built upon as desired.

Communal parking provision surrounds the subject property.

# ACCOMMODATION

## DESCRIPTION

## AREA (SQ M)

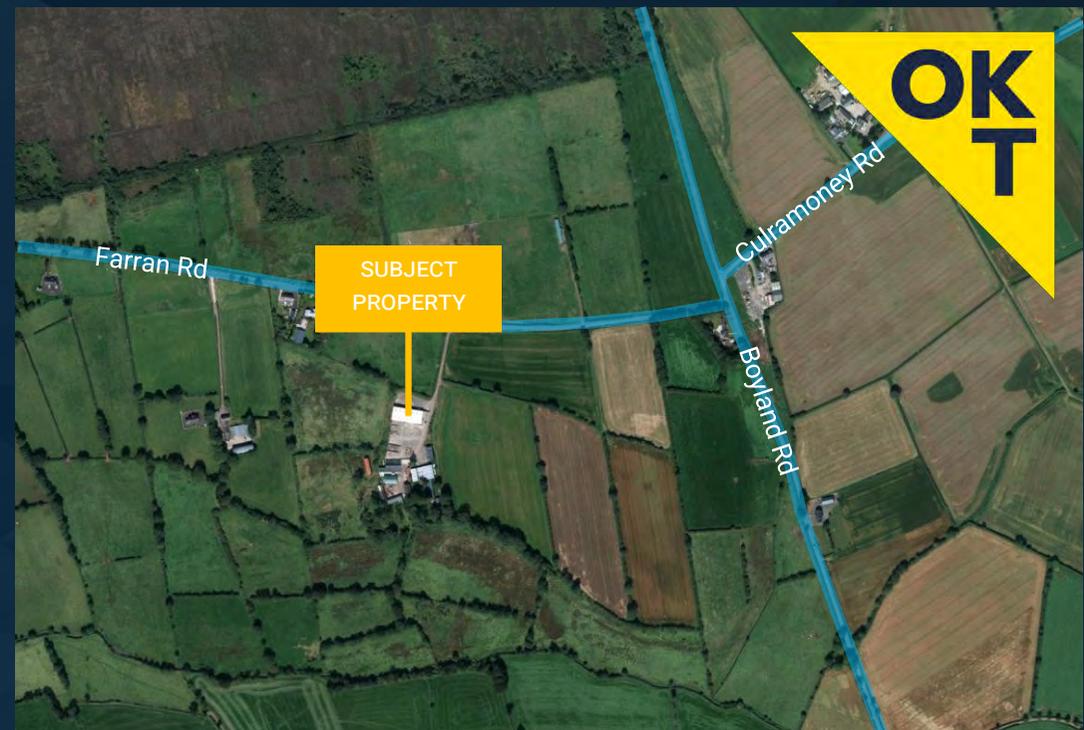
## AREA (SQ FT)

Main Area (Open Plan) (37m x 18 m)	c. 672 sq m	7,227 sq ft
Office 1	c. 64 sq m	685 sq ft
Office 2	c. 25 sq m	270 sq ft
Kitchen	c. 3 sq m	27 sq ft
Mezzanine	c. 113 sq m	1,214 sq ft
<b>TOTAL ACCOMMODATION</b>	c. 876 sq m	9,423 sq ft

## 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: C4627



# LEASE DETAILS

RENT: £18,000 per annum  
TERM: Minimum 10 years with rent review at 5th year  
REPAIRS / INSURANCE: Full repairing and insuring lease  
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

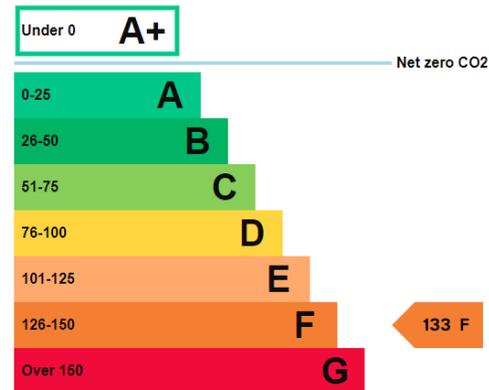
## (RATES PAYABLE)

NAV: £9,150

Estimated rates payable in accordance with LPS Website: £5,081.22

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

This property's energy rating is F.



# 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

## HENRY TAGGART

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OKT for themselves and for the Vendors or Lessors of this property whose agents they 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.