



For Sale Fully Let Industrial Investment
Currently Producing £256,500 per annum

The Ferguson Centre, 53-57 Manse Road, Newtownabbey BT36 6RW



McKIBBIN
COMMERCIAL

028 90 500 100

LOCATION

- The Ferguson Centre is situated approximately 1.3 miles from the main interchange of the M2 Motorway on the right hand side of the Manse Road while travelling from the direction of the motorway.
- The Centre is extremely accessible to Belfast City Centre and other parts of the province.

DESCRIPTION

- The Centre is a mix of light industrial and office buildings located on a successful Business Park.
- Occupiers are both local and national traders such as Fastener Connection Ltd, Nationwide Produce Plc, BES Solutions, Carnmoney Raleigh Centre, Northern Health & Social Care Trust, PIP Fire & Security Limited and Ghekko Limited.
- Fully let industrial investment currently producing a rental of £256,500 per annum, exclusive.

SITE AREA

Total Site Area: c. 1.21 Hectares (3 Acres)

TITLE

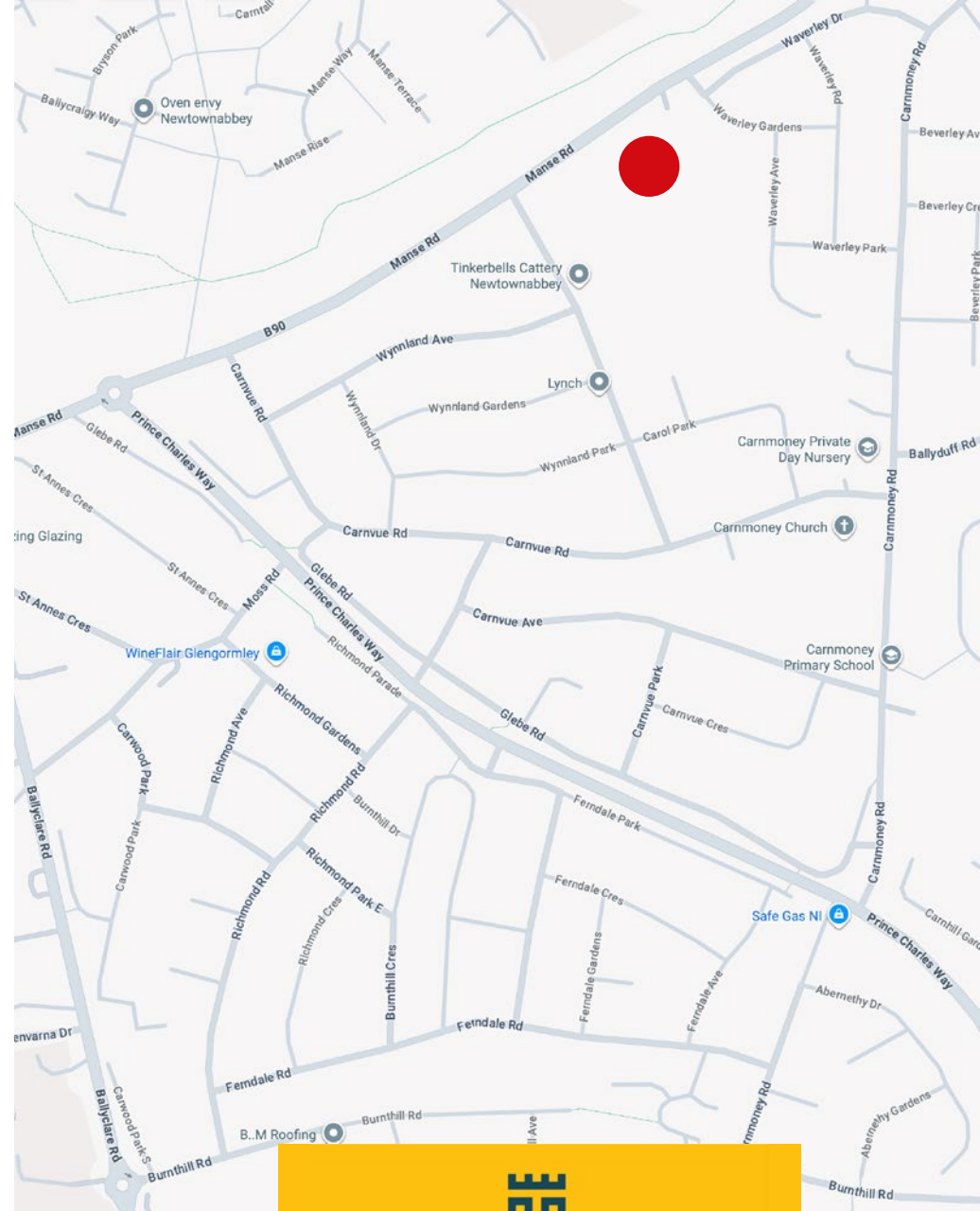
Assumed Freehold or Long Leasehold, subject to a nominal ground rent.

VAT

The property is registered for Value Added Tax.

PRICE

Offers in excess of £3,200,000 exclusive.



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ACCOMODATION AND TENANCY SCHEDULE

Unit	Tenant	Area (NIA)	Term (Yrs)	Lease Start	Lease End	Rent p.a.	Comments
Unit 1A	Columbus McKinnon Corporation Ltd	390.66 m ² (4,205 ft ²)	5	01-Apr-24	31-Mar-29	£25,000	Break Clause 1.10.26
Unit 1B	Total ICT Services (NI) Ltd	185 m ² (1,991 ft ²)	5	01-May-21	30-Apr-26	£16,000	5 years from 1st May 2021 £14,000 rising to £16,000 on 1st January 2022
Unit 1C	Gordon Neale – Newtownabbey Men's Shed	281.73 m ² (3,033 ft ²)	5	01-Sep-26	31-Aug-31	£18,500	STEPPED RENTAL: 01.09.26 – 31.08.28 £18,500 01.09.28 – 31.08.31 £20,000
Unit 2	Fastener Connections Ltd	620.27 m ² (6,675 ft ²)	10	01-Aug-19	31-Jul-29	£25,000	STEPPED RENTAL: 01.08.19 – 31.07.22 £20,000 01.08.22 – 31.07.23 £22,500 01.08.23 – 31.07.24 £25,000 Rent Review 01/08/24 · Break Clause 31/07/24
Unit 5	Nationwide Produce Ltd	176.76 m ² (1,903 ft ²)	5	01-Nov-24	31-Oct-29	£13,500	Break Clause: 6 months' notice, 31/10/27 Stepped rent to £15,000 pa from 1.11.26
Unit 6	Mel Environmental Solutions Limited	342.74 m ² (3,688 ft ²)	10	22-May-26	21-May-36	£22,500	Break Yr 5 / Rent Review Yr 5
Unit 7A	IRC Ltd	181.82 m ² (1,951 ft ²)	5	01-Nov-20	31-Oct-25	£11,500	Holding Over
Unit 7B	Philip Brown	92.34 m ² (990 ft ²)	5	08-Mar-24	07-Mar-29	£8,500	£3,000 security deposit · Break Clause 08.03.27
Unit 8	Michael & Laura Streight	42 m ² (452 ft ²)	5	01-May-25	30-Apr-30	£8,000	3 months' security deposit paid, Use: Gym · Break Clause 01/05/28
Unit 9	Castle Engineering Ltd	144 m ² (1,550 ft ²)	3	01-Jul-07	30-Jun-10	£10,000	Holding over
Unit 10	David McCoy – Carnmoney Raleigh Centre	144 m ² (1,550 ft ²)	5	01-Dec-10	30-Nov-15	£10,000	Holding over
Unit 11	PIP Fire & Security Ltd	144.19 m ² (1,553 ft ²)	5	01-Apr-19	31-Mar-24	£11,000	Holding Over
Unit 12	Northern Health & Social Care Trust	299.5 m ² (3,224 ft ²)	5	01-May-24	30-Apr-29	£35,000	Break Clause: 6 months' notice, 01/05/2027 Agreement to hand back additional parking if landlord redevelops
Unit 13	BES Solutions Ltd	210.37 m ² (2,264 ft ²)	5	15-Aug-23	14-Aug-28	£15,000	Break Clause: 6 months' notice
Unit 14	Adrian Paczullt t/a Makro Interiors	180 m ² (1,938 ft ²)	7	01-Apr-21	31-Mar-28	£12,000	STEPPED RENTAL: 01.04.21 – 31.03.23 £10,000 01.04.23 – 31.03.28 £12,000
Unit 15	GHEKKO Ltd	450 m ² (4,844 ft ²)	3 yrs 2 months	01-Jun-19	31-Jul-22	£15,000	Holding Over
TOTAL PASSING RENT						£256,500	

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EPC

UNIT	TENANT	RATING
1a	Columbus McKinnon Corporation Ltd	E112
1b	Total ICT Services (NI) Ltd	G185
1c	Newtownabbey Mens Shed	G182
2	Fastener Connections Ltd	E106
5	Nationwide Produce Ltd	E114
6	Mel Environmental Solutions Limited	E116
7b	Auto Evolution NI C64 8 Ferguson Estates Ltd	F148
9	Castle Engineering Ltd	F145
10	Carnmoney Raleigh Centre	D83
11	PIP Fire & Security Ltd	G200
12	Northern Health & Social Care Trust	F126
13	BES Solutions Ltd	G162
14	Adrian Paczull t/a Makro Interiors	C69
15	GHEKKO Ltd	C67



Not to Scale

CONTACT

For further information or to arrange a viewing contact:

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