



For Sale Warehouse Premises

Unit 17, Antrim Business Park,
Randalstown Road, Antrim BT41 4LD



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Summary

- Prime warehouse premises located within Antrim Business Park.
- Located conveniently close to M2 motorway and Antrim town centre.
- Warehouse unit extending to approximately 1,064 sq ft.
- The property benefits from eaves height of 4.82m (15.8ft).
- Suitable for a range of commercial uses, subject to any statutory planning consents.

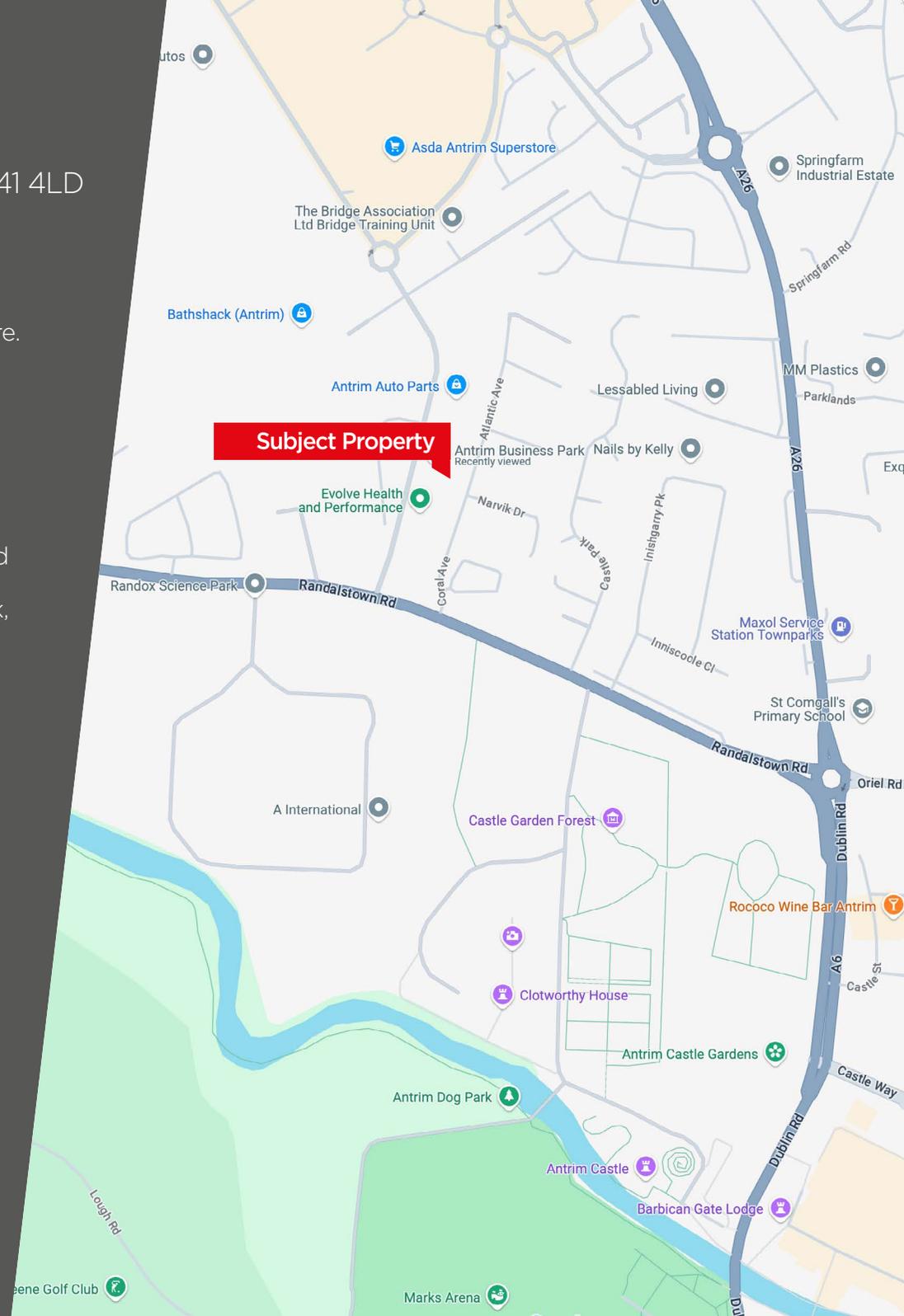
Location

The subject property is located within Antrim Business Park, accessed from the Randalstown Road. Antrim Business Park is situated in a busy, highly convenient location, adjacent to Junction One Retail Park, approximately 1 mile from Antrim Town Centre and approximately 2 miles south of Junction 1 of the M2 motorway.

Neighbouring business park occupiers include, Antrim Tile & Bath, Antrim Auto Parts, Shrubs & Tubs, Radox Science Park, Asda, Starbucks & McDonalds



Not To Scale. For indicative purposes only.



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Description

The property comprises a light industrial unit of steel portal frame construction with facing block/insulated metal clad elevations, insulated metal clad roof with translucent panels, concrete flooring and an electric roller shutter door with Upvc entrance.

The property has a Gross Internal Area of c. 1,064 Sq Ft, comprising of an open-plan warehouse with an eaves height of 4.82m and maximum height of 8m.

The warehouse can be easily modified to suit an occupier's requirements.

Service Charge

A service charge is payable in connection with the upkeep, maintenance and repair of the business park of which the subject premises forms part. Service charge is estimated to be in the region of £545 + VAT per annum.

Title

Assumed freehold/long leasehold.

Price

Offers are invited in the region of £90,000 + VAT.

Rates

NAV: £4,200

Rates Payable: £2,374.38 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

VAT

The property is opted for tax, therefore VAT (20%) will be payable on top of the purchase price.

Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

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EPC

