



To Let Part Ground & Full First Floor Office
314 Antrim Road, Glengormley, BT36 5EG



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

- Self-contained office premises with own door access from Antrim Road.
- Prominent location within Glengormley
- Suitable for a wide variety of uses subject to planning

LOCATION

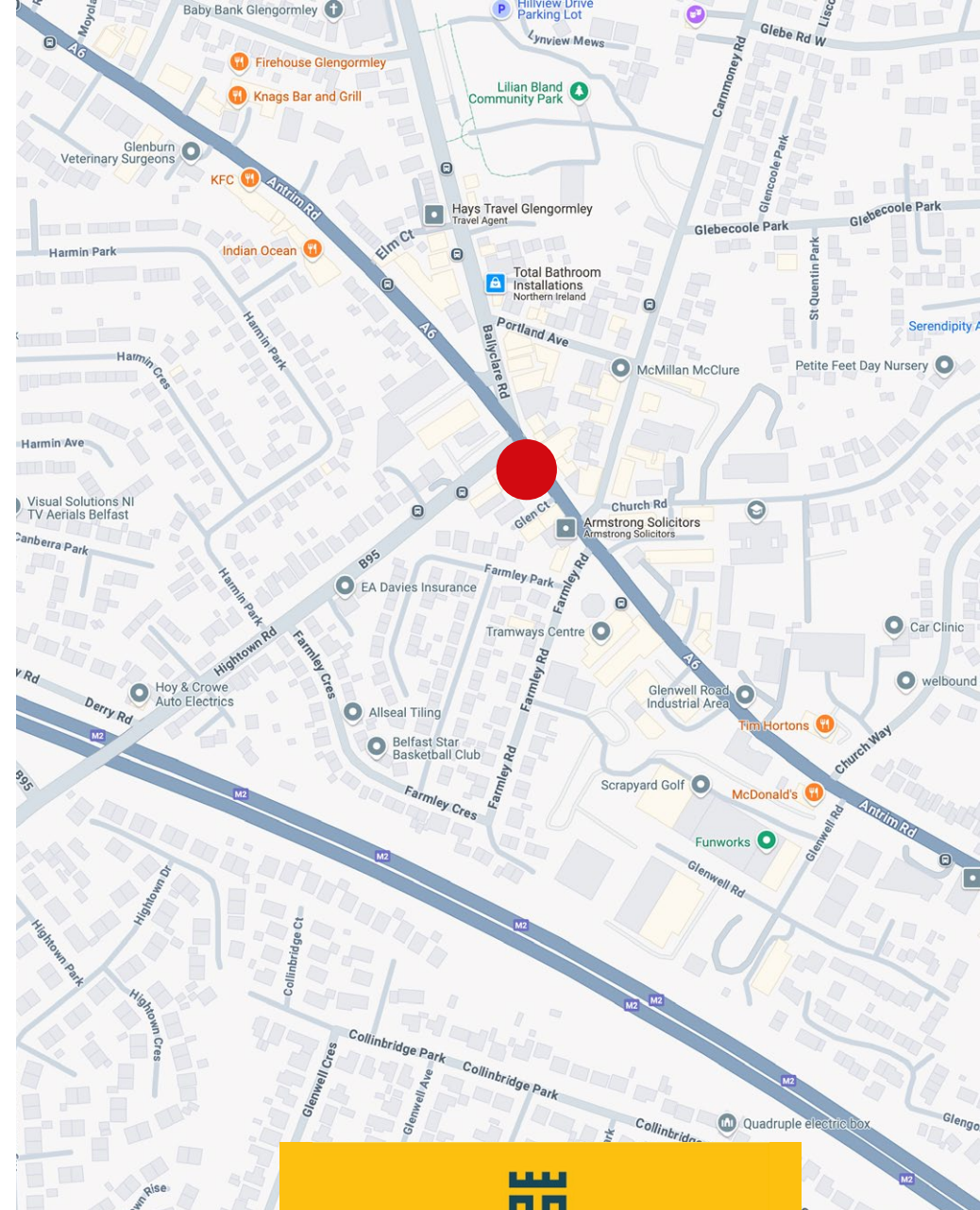
- The property occupies a highly prominent location at the junction of Antrim Road and Hightown Road in Glengormley benefitting from substantial daily passing traffic.
- The location is highly accessible due to its proximity, to Junction 4 of the M2 Motorway at Sandyknowes and A8 Larne Road.
- Local parking and public transport available.

DESCRIPTION

- The offices are accessed directly from Antrim Road via private entrance.
- Comprises ground floor reception area together with part air-conditioned offices to first floor level.
- The premises are fitted to include carpeted floors, smooth plastered and painted walls and ceilings.
- The premises is suitable for a wide range of professional/business occupiers to include offices for solicitors, architects, accountants, a training centre, studio etc, subject to any necessary planning permission being obtained

LEASE DETAILS

Rent:	£8,000 per annum, exclusive.
Term:	Negotiable.
Repairs & Insurance:	Tenant responsible for internal repairs and reimbursement of a fair proportion of the insurance premium to the Landlord.
Service Charge:	A service charge will be levied to cover a fair proportion of the Landlord's cost of external repairs, agent's management fees and any other reasonable outgoings of the Landlord.
Security Deposit:	Landlord may request a security deposit be retained for the term of lease.



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ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Reception	11.2	120
	Store	4.9	52
	Accessible Toilet		
First Floor	Kitchen	3.5	37
	Office 1	9.9	106
	Office 2	14.0	151
	Office 3	15.9	171
	Office 4	21.3	229
	Office 5	13.9	150
Total Area		94.4	1,016

RATES INFORMATION

We understand that the property has been assessed for rating purposes, as follows:

NAV = £6,550

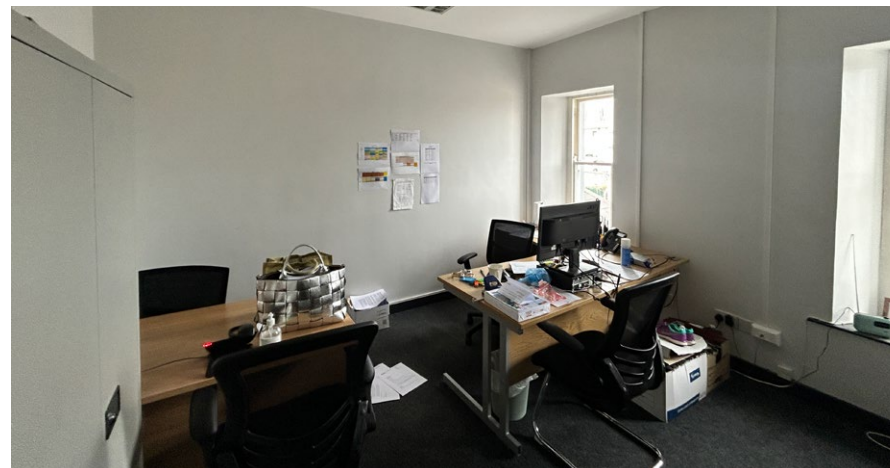
Rate in £ 2025/26 = 0.587690

Estimated Rates Payable 2025/26 = £3,079 (including 20% SBRR)

Note: Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

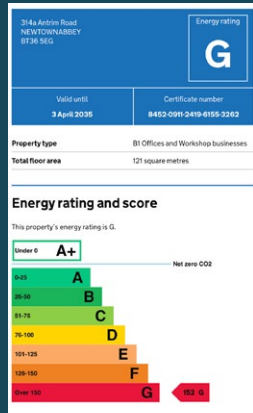
All prices and outgoings are exclusive of but may be liable to Value Added Tax.



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EPC



CONTACT

For further information or to arrange a viewing contact:

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