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**FOR SALE**

**20 Meadowbank Road, Carrickfergus BT38 8YF**

High Tech Factory and Office Accommodation of c. 25,359 sq ft (2,355 sq m) on a self contained site of c. 2.24 acres

**SALE AND LEASEBACK OPPORTUNITY**

# LOCATION

Carrickfergus is a large provincial town located on the northern shores of Belfast Lough, c. 12 miles from Belfast and c. 11 miles from the Port of Larne.

The subject property is located within the Trooperslane Industrial Estate on the Meadowbank Road, c. 1.2 miles from Carrickfergus town centre.

Neighbouring occupiers include Ryobi, Aluminium Casting UK Ltd, Abbey Upholsterers, McCue Fitout and Magowan Tyres.



**C. 1 MILE FROM  
CARRICKFERGUS**



**A2 DUAL CARRIAGE-  
WAY & M5 MOTORWAY  
IN CLOSE PROXIMITY**



**RAIL STOP LOCATED  
ON TROOPERSLANE  
ROAD (ACCESSED VIA A  
PATH TO THE REAR OF THE  
PROPERTY)**



**C. 12 MILES  
FROM BELFAST**



# DESCRIPTION

The property comprises a modern high tech factory / manufacturing facility providing a range of workshop, storage and ancillary office accommodation. Key specification attributes include:

- 6m eaves height
- Translucent light panels
- Full height glass entrance
- 60 space car park
- HVAC air system
- Male / Female Showers
- LED lighting
- Modern staff kitchen and breakout area

**SITUATED ON A SELF-CONTAINED SITE OF C. 2.24 ACRES**



## ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
<b>GROUND FLOOR</b>		
Serviced Workshop	944.3	10,164
Engineering Offices	253.2	2,725
Assembly Office	8.1	87
Kitchen	83.6	900
Offices	380.9	4,100
Goods In	192	2,067
Plant Area	19.8	213
Workshop	237	2,551
<b>FIRST FLOOR</b>		
Mezzanine	237	2,551
<b>TOTAL</b>	<b>2,355.9</b>	<b>25,359</b>

## TENANCY

The property will be let upon completion to Yelo Ltd on the following terms:

Term:	15 year lease with tenant only break option after 10 years
Initial Rent:	£165,000 plus VAT
Rent Payments:	Quarterly in advance
Rent Review:	5 yearly reviews
Review Basis:	Upwards only capped and collared at 4.5% and 2.5% respectively
Repairs & Insurance:	Full repairing and insuring basis with repairing obligations subject to a schedule of condition
Other Costs:	Tenant responsible for all business rates, water charges and ground rent payments

## TENANT OVERVIEW

**Yelo Ltd** are a provider of electronic design, manufacturing and consultancy services in addition to the design and manufacture of specialised test systems. At present Yelo Ltd has three main product and service offerings:

### Burn-in / Life Test Systems:

Used in the photonics industry to test laser diodes.

### Yelo Test Systems:

Used in many diverse applications such as testing all Marshall Amplifiers, engine management systems for grand prix cars, telephones and heart monitors.

### Bespoke Test Systems:

Covering a wide range of activity from the supply of commercial hardware with custom software to fully custom designed systems.

**Additional information on the tenant including a more detailed synopsis can be provided upon request.**

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/uk/si/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.



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## SALES DETAILS / PROPOSAL

### PRICE:

We are instructed to seek offers in the region of £2,000,000.

### TITLE:

The property is held on a long leasehold interest for 999 years from September 2017 subject to an annual ground rent, if demand, of £1.00.

**A full copy of the leasehold agreement can be provided upon request.**

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.

OKT and LDM Belfast Limited t/a CBRE NI for themselves and for the Vendors or Lessors of this property whose agents they are 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 OKT and LDM Belfast Limited t/a CBRE NI have any authority to make or give any representation or warranty in relation to this property. (iv) OKT and LDM Belfast Limited t/a CBRE NI have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## RATES PAYABLE

NAV: £74,350.

Estimated Rates Payable in accordance with LPS: £49,994.06.

Please note that all prospective purchasers should make their own enquiries to confirm the NAV / rates payable.

## VAT

We are advised that the property is elected for VAT

## EPC

To be confirmed.





## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**ALAN MCKINSTRY**

alan.mckinstry@okt.co.uk

**ROSS PATTERSON**

ross.patterson@okt.co.uk



## 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

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