

# For Sale

## 65 Fenaghy Road, Galgorm, Ballymena, BT42 1HW

**nre**  
northern real estate  
we value property

### Summary

- Unique Industrial Premises with On Site Parking
- GIA of approx c.10,651 sq ft (c.990.48 sq m) and Site size of c. 0.42 acres
- The premises are located on the cusp of Ballymena town in the village of Galgorm which has direct routes to a number of transport corridors and houses a variety of high profile manufacturing & distribution businesses.
- The property is finished to an extremely high standard to include Solar Panels, Cat 6 Cabling, Insulated Roller Shutter Door, Boardrooms and numerous high quality Offices.
- The existing layout would favour someone in the medical industry or distribution however due to the flexibility of the property it can be adapted easily to suit a variety of commercial uses (STP).
- Consideration will also be given to parties interested in leasing.

**Industrial**

**Price - £POA**



Accommodation

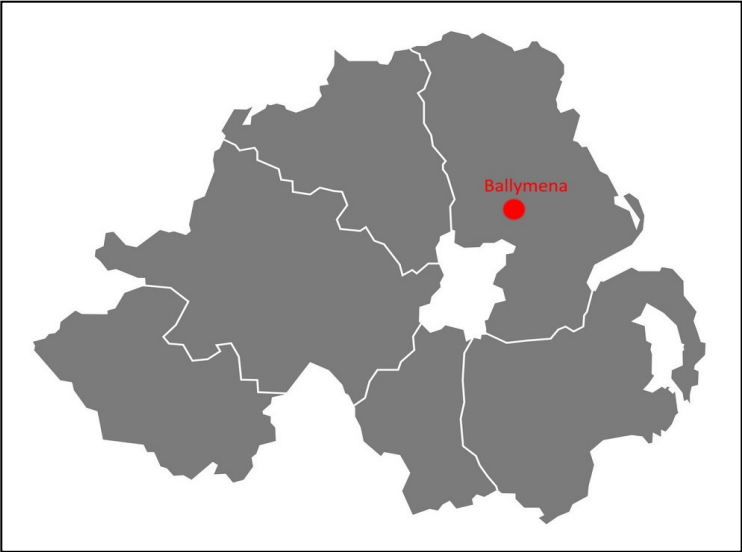
Gross Internal Area

Total GIA:  
c.10,651 sq ft      c. 990.48 sq m

Ground Floor:  
c.7,041 sq ft      c.654.12 sq m

First Floor:  
c.3610 sq ft      c.336.39 sq m

Location



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY



Sales Details

Price: £POA

Tenure:  
Assumed to be freehold

NAV:  
£22,500

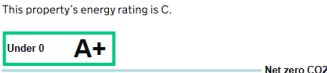
Non-Domestic Rate in £:  
0.672415

VAT:  
All outgoing and rentals are quoted exclusive of but may be liable to VAT

Viewing:  
Strictly by appointment through agent

EPC:

Energy rating and score



Properties get a rating from A+ (best) to G (worst) and a score.  
The better the rating and score, the lower your property's carbon emissions are likely to be.

**MISREPRESENTATION CLAUSE:** Northern Real Estate, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.

