

An aerial photograph of a town center. In the foreground, a large, modern building with a white and blue facade and a flat roof is situated on a corner. To its left is a smaller building with a red roof and a sign that says 'Iceland'. Further back, there are several other commercial buildings, including one with a 'Heron' sign. A large parking lot with many cars is visible. To the right of the main building, there is a residential street with rows of houses. In the background, a large green hill rises under a clear sky. A yellow triangle in the top right corner contains the text 'OK T'.

OK  
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TO LET

## 2 Farmley Road, Glengormley, Newtownabbey, BT36 7QU

Prominent Town Centre Retail / Office Building with Secure Parking



# LOCATION

Glengormley is a popular and rapidly expanding suburban town located in the Greater Belfast Metropolitan Area, c. 8 miles North of Belfast City Centre and 1 mile from the Sandyknowes Roundabout junction off the M2 Motorway .

The subject property occupies a prime position within the town, benefitting from high levels of passing vehicular and pedestrian traffic. Neighbouring occupiers include Iceland, Santander, Armstrong Solicitors, and UPS.

# DESCRIPTION

The subject comprises an iconic and striking former bank building situated in the heart of Glengormley. The property is octagonal in shape and provides open plan and cellular accommodation over ground and first floors.

On the ground floor there is an impressive two storey main office / retailing area, three private offices, strong room.

On the first floor there is a staff kitchen / break room, two stores and male / female WC facilities. The building is fitted to include painted and plastered walls, carpeted and vinyl floors, suspended ceilings with recessed lighting, and air con with gas fired heating.

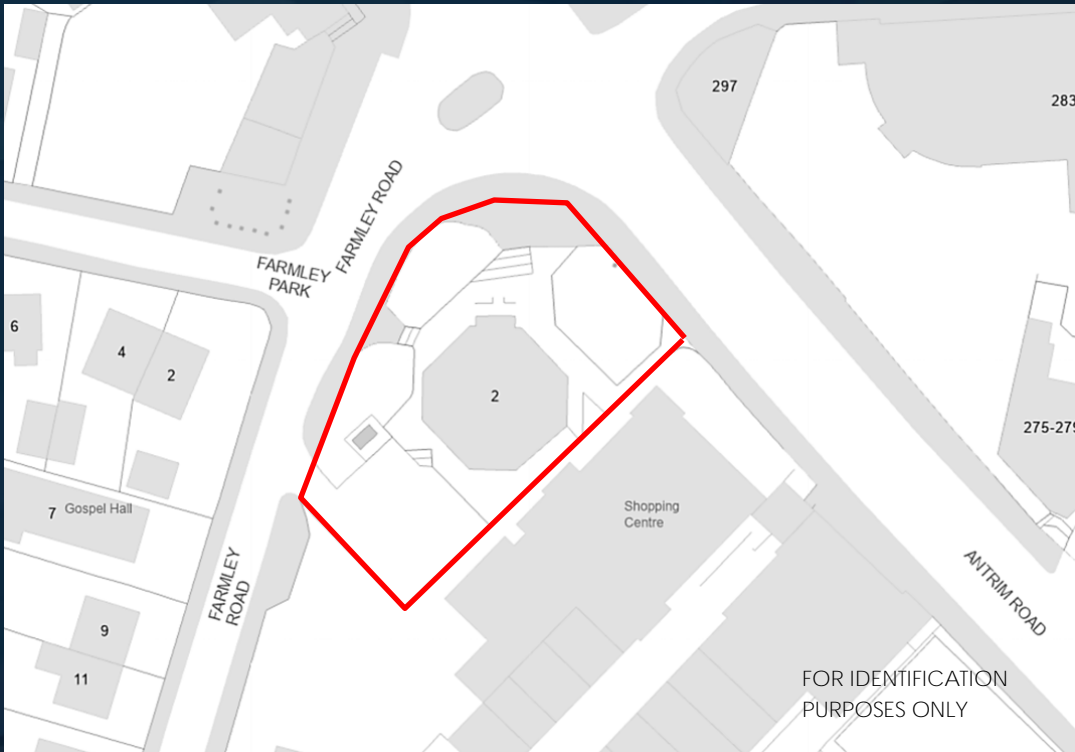
Externally there is a secure fenced and gated carpark to the rear of the property.

# ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Ground Floor	176	1,894
First Floor	68.1	733
TOTAL ACCOMMODATION	244	2,627

# SITE AREA

The site extends to c. 0.3 acres.







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### 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/uksi/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.

FILE REF: 10202





# LEASE DETAILS

RENT: £30,000 per annum  
TERM: Negotiable  
REPAIRS / INSURANCE: Full repairing and insuring lease terms

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.

## VAT

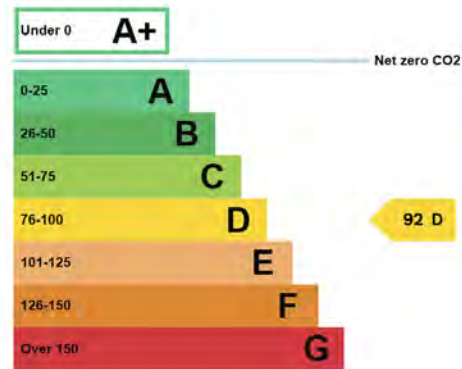
All prices, outgoings etc are exclusive of, but may be subject to VAT.

## NAV (RATES PAYABLE)

NAV: £21,000

Estimated Rates Payable in accordance with LPS website: £12,341.49

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



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

### 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

OKT 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 O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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**OKT**