



For Sale / To Let Modern Business Unit
4 Ferguson Way, Antrim BT41 4LZ



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

- High specification office and warehouse unit of 625 m² (6,736 sq ft²) with car parking
- Accessible location in Kilbegs Business Park, Antrim close to M2 and A26
- Available For Sale or To Let

DESCRIPTION

The premises under report comprise a high specification warehouse and office building of c. 604 m² (6,502 ft²) constructed approximately 20 years ago. The unit is currently configured to provide 2-storey office and staff accommodation at the front of the building, with larger open plan ground floor office, together with warehouse and storage accommodation. The open plan office can be readily converted back to original use of warehouse space.

There is parking to the front and side of the building for approximately 20 cars.

The site is set in a secure compound together with three office/showroom and light industrial units, occupied by McLaughlin Catering, Lister Tools and Hanley Automation. Vehicular access to the site is via electric metal palisade gates.

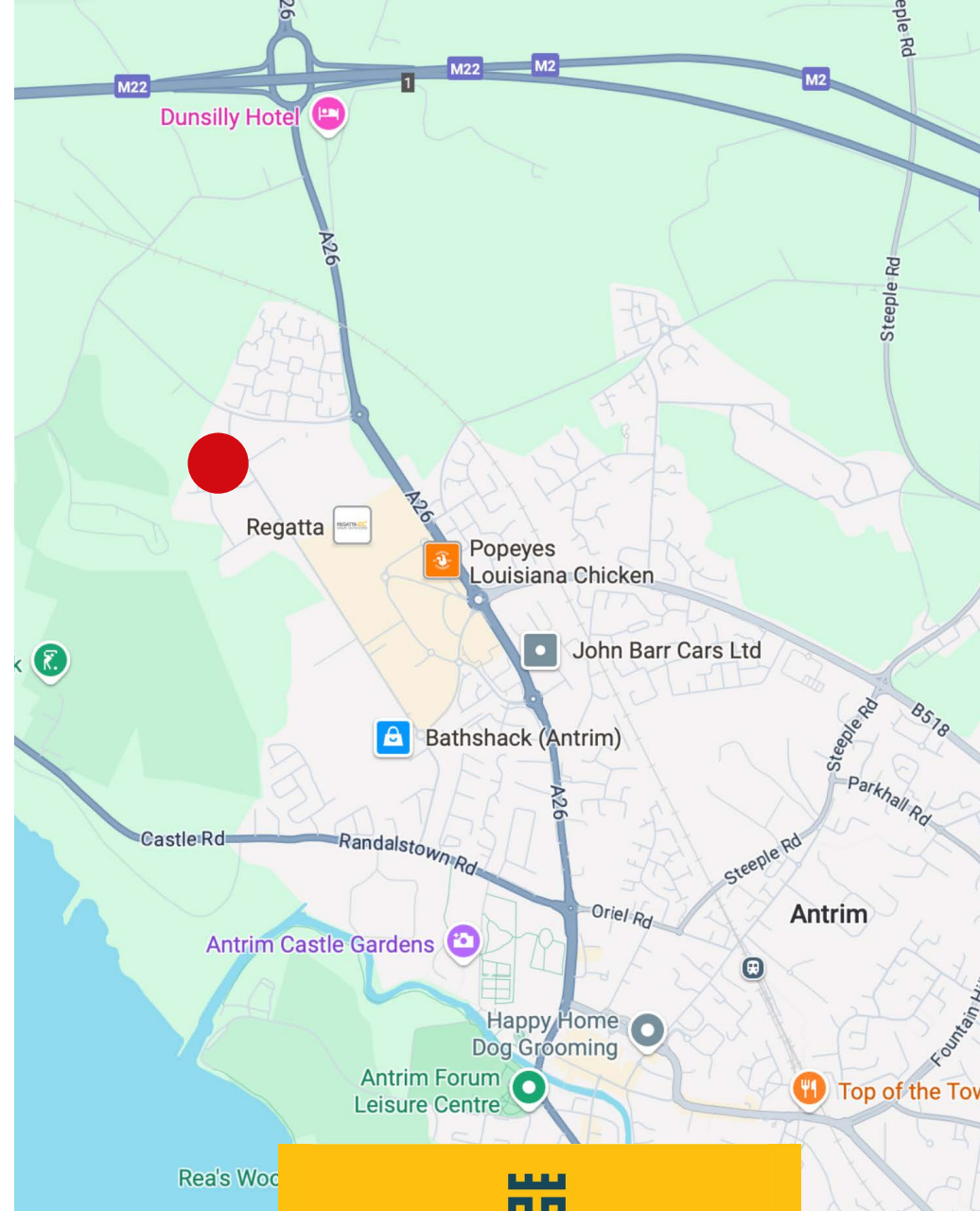
LOCATION

The subject property is situated on Fergusons Way within Kilbegs Business Park. The Business Park is conveniently located approximately one mile from Antrim Town Centre and approximately one mile from the M2 Motorway and A26 Ballymena Road, thus offering excellent accessibility to all parts of Northern Ireland.

Kilbegs Business Park has developed in recent years as a popular showroom, office and warehouse location in Antrim. Other occupiers in the Business Park include Tesco Distribution, Huhtamaki, Team Industries, and DPD. The Park is also situated adjacent to the retail and leisure complex, The Junction, which is home to a wide variety of international and local retailers and leisure operators, including a new 110,000 sq ft Dobbies.

Antrim town is located on the north shore of Lough Neagh and is approximately 18 miles north west of Belfast. It has a population of 25,606 people in the 2021 Census. It is the county town of County Antrim and the administrative centre for Antrim & Newtownabbey Council area which has a resident population of approximately 143,756 (NISRA, 2020).

Antrim is approximately 5 miles from Belfast International Airport, 20 miles from Belfast City Centre and 20 miles from both the Ports of Belfast and Larne.



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INTERNAL SPECIFICATION

The office accommodation within the subject unit is finished to a high specification throughout to include carpeted floors, plastered and painted walls, suspended ceilings with a variety of recessed strip fluorescent lighting and spotlighting, attractive wooden fittings and architraves, air conditioning, perimeter trunking and under floor gas fired central heating. The premises are serviced by a fully fitted kitchen, staff area, stores and good provision male/disabled and female WC accommodation. The warehouse is finished to include concrete floor, part block walls/metal sheet cladding and corrugated clad roof with Perspex roof lights and suspended lighting.

Vehicular access to the warehouse is via two electrically operated roller shutter doors to the side of the premises and there is also further pedestrian access through the office accommodation. The warehouse benefits from an eaves height of approximately 5.5 m (18 ft).

ACCOMMODATION

Floor	Description	Sq M ²	Sq Ft ²
Ground Floor	Reception	approx 17.40	187
	Offices	approx 198.36	2,134
	Warehouse	approx 226.00	2,441
	Stores	approx 28.90	310
	Kitchen/Staff Room/WC	approx 55.90	601
Total Area Ground Floor		approx 526.56	5,673
First Floor	Lobby	approx 17.98	193
	Offices	approx 80.96	870
Total Area First Floor		approx 98.82	1,063
Total Area Entire Building		approx 625.38	6,736



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RATES

NAV: £24,400

Rate in £ 2025/26 = 0.587690

Rates payable 2025/26 = £14,340

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

LEASE DETAILS

Term: Negotiable subject to a minimum of 5 years.

Rent: £50,000 per annum, exclusive.

Repairs and Insurance: Tenant responsible for all repairs and reimbursement of the building insurance to the landlords.

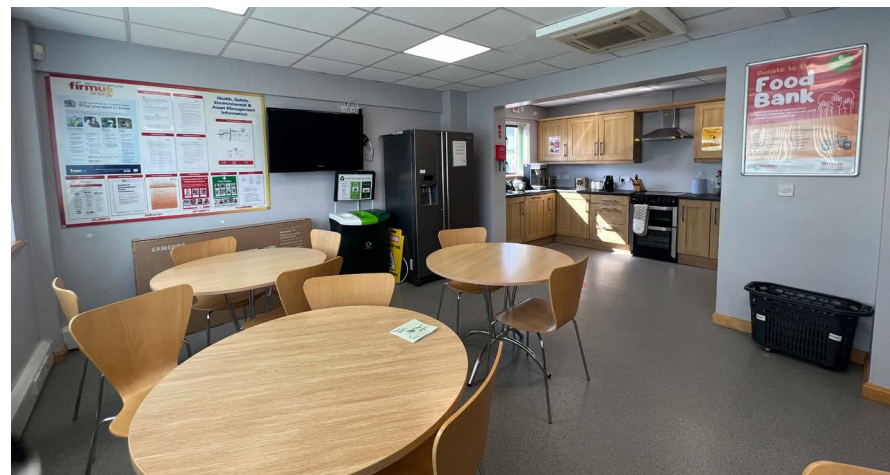
SALES DETAILS

Title: We understand that the property is held under a 999-year Lease from 2003, subject to an annual payment for the upkeep of the service road from Kilbegs Road. We understand that this sum is increased in line with the Retail Price Index.

Price: Offers invited in the region of £675,000, exclusive.

VAT

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



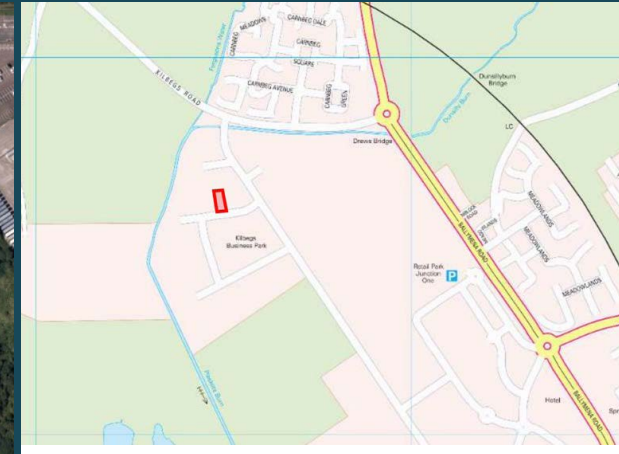
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The figure shows a vertical energy rating scale from A+ at the top to G at the bottom. Each rating is associated with a power consumption range in Watts (W). To the right, a horizontal bar compares the power consumption of a 'New class C10' (indicated by a green arrow pointing to the right) with the 'Energy rating' of a specific unit (indicated by a green arrow pointing to the left). The unit's rating is C, which corresponds to a power consumption range of 80-142 W.

Energy rating	Power consumption (W)
A+	0-25
A	26-65
B	66-75
C	76-109
D	110-128
E	129-159
F	160-189
G	190-229

Comparison: New class C10 (indicated by a green arrow pointing right) vs. Energy rating C (indicated by a green arrow pointing left, corresponding to 80-142 W).



Not to Scale

For further information or to arrange a viewing contact:

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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/ukxi/2017/692/> made Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McKIBBIN COMMERCIAL PROPERTY CONSULTANTS. 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.

