



To Let Trade Counter & Warehouse Premises

Unit 6, Ferguson Centre, 53-57 Manse Road,
Newtownabbey BT36 6RW



McKIBBIN
COMMERCIAL

028 90 500 100

LOCATION

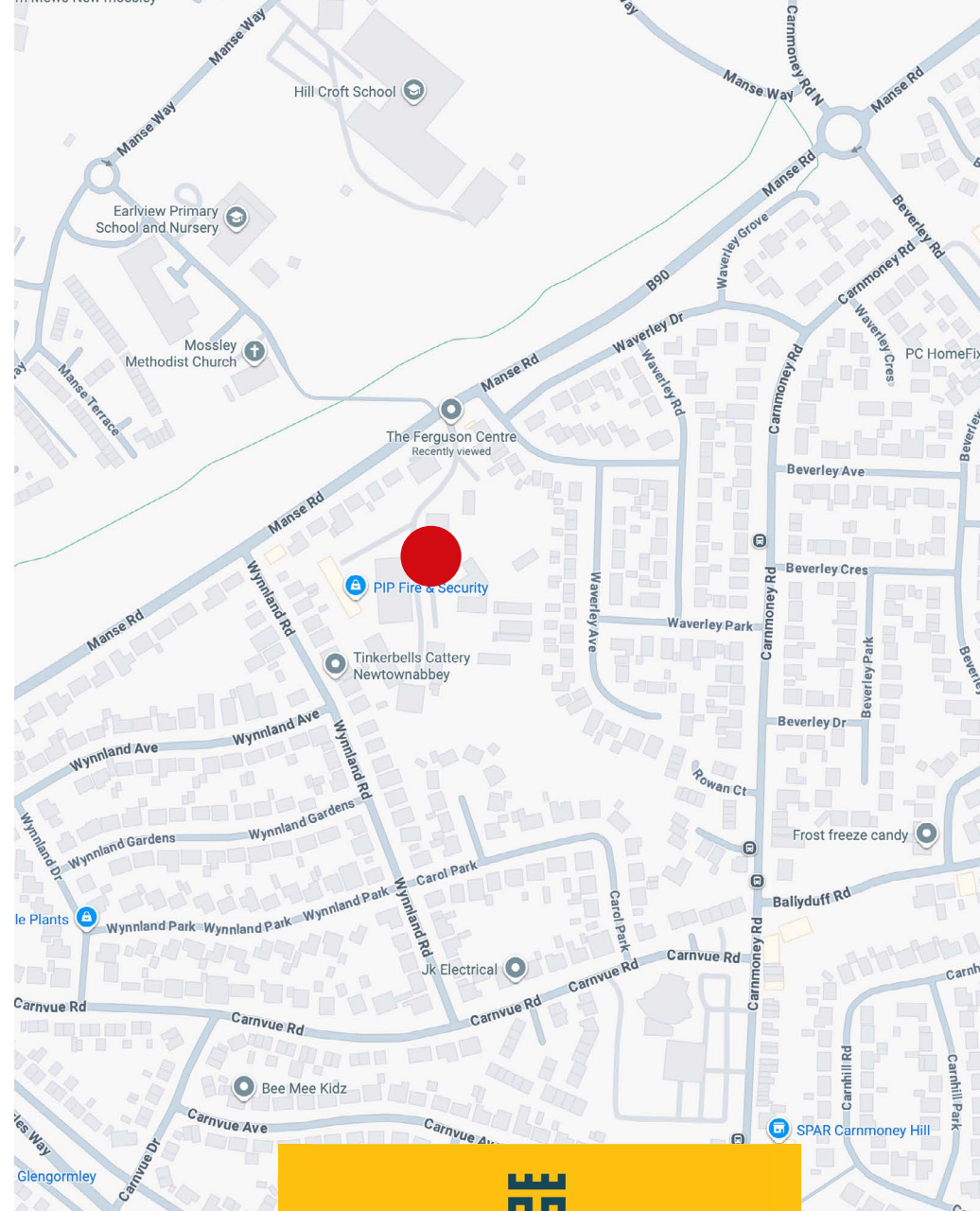
- The Ferguson Centre is situated approximately 1.3 miles from the main interchange of the M2 Motorway on the right hand side of the Manse Road while travelling from the direction of the motorway.
- The Centre is extremely accessible to Belfast City Centre and other parts of the province.

DESCRIPTION

- The Centre is a mix of light industrial and office buildings located on a successful Business Park.
- Occupiers are both local and national traders such as Fastener Connection Ltd, Nationwide Produce Plc, BES Solutions, Carnmoney Raleigh Centre, Northern Health & Social Care Trust, PIP Fire & Security Limited and Ghekkio Limited.

LEASE DETAILS

Term:	Negotiable, subject to a minimum of 5 years.
Rent:	£22,500 p.a., exclusive.
Repairs & Insurance:	Tenant responsible for internal repairs and reimbursement of a fair proportion of the buildings insurance premium to the Landlord. Estimated to be £700 p.a., exclusive.
Service Charge:	Levied to cover a fair proportion of the cost of external maintenance and repairs, together with any reasonable outgoings of the Landlord. Estimated to be £1,600 p.a., exclusive.



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ACCOMMODATION

Floor	Description	Sq M ²	Sq Ft ²
Ground Floor	Trade Counter	74.3	800
	Warehouse	86.3	929
	Store	10.8	116
	Kitchen	8.2	88
	WC		
	Mezzanine		
	Store 1	86.9	935
	Store 2	92.5	996
Net Internal Area		359.0	3,864

RATES

We are verbally advised by Land & Property Services that the Rateable Value of the premises are:

NAV: £7,050

Rate in £ 2025/26 = 0.587690

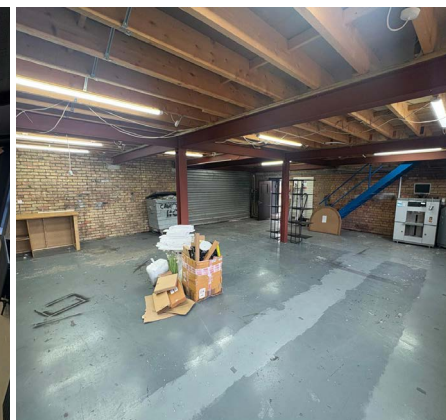
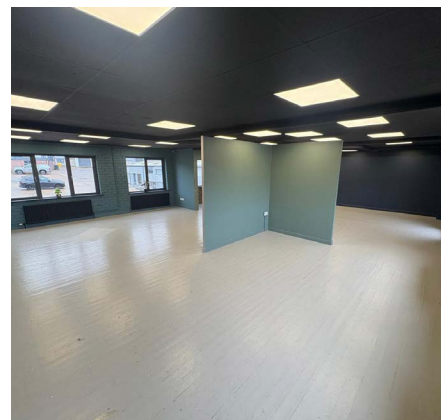
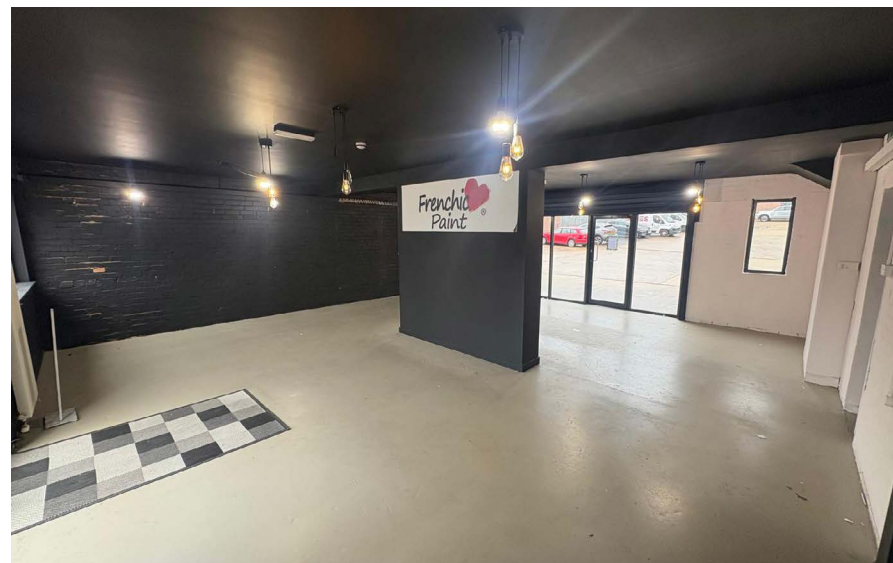
Rates payable 25/26 = £3,314.57

The property is eligible for Small Business Rates Relief.

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

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to value added tax.



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EPC

Awaiting EPC

CONTACT

For further information or to arrange a viewing contact:

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Ben Escott

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McKibbin Commercial Property Consultants

Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

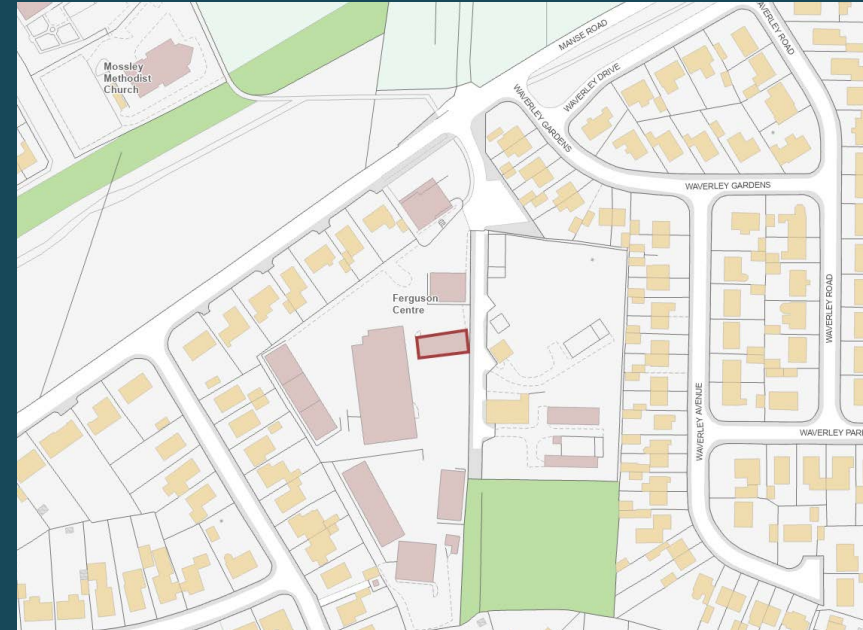
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Customer Due Diligence - As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information 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 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.



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