

For Sale

21 Springfarm Industrial Estate, Antrim, BT41 4NT

nre
northern real estate
we value property



Industrial
Modern Warehouse with Ancillary Office Accommodation on
Self Contained Site

Summary

- Unique Industrial Premises On Self Contained Site.
- GIA of approx c.12,245 sq ft (c.1,138 sq m) and site size of c. 0.5 acres .
- The premises are located within the Springfarm Industrial Estate which is a well established commercial location in Antrim just off the main Dunsilly Roundabout which links the M2 Motorway and the A26 which provides access to the wider N W province and nearby Airport.
- Neighbouring occupiers include MacBlair , Fyfes and Howdens.
- The property is a modern warehouse with ancillary office accommodation, car parking, electric charging point, oil fired heating, roller doors, mezzanine floor, CCTV and eves hight rising from 6m to 9.5m.
- The existing layout would lend itself to sub division and offers flexibility to suit a variety of commercial uses (STP).
- Consideration will also be given to parties interested in leasing .

Price - £895,000 +VAT

Sales Details

Price:
£895,000 + VAT

Tenure:
Assumed to be freehold

NAV:
£30,300

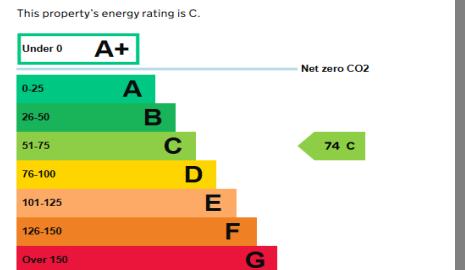
Estimated Rates Payable:
£17,129.44 (guided by LPS website)

VAT:
VAT is applicable

Viewing:
Strictly by appointment through
agent

EPC:

Energy rating and score



Accommodation

Gross Internal Area

Total GIA:

c.12,245 sq ft c. 1,138 sq m



Ground Floor Offices:

c.1,055 sq ft c.98.01 sq m



Warehouse:

c.8,469 sq ft c.787.79 sq m

First Floor Offices:

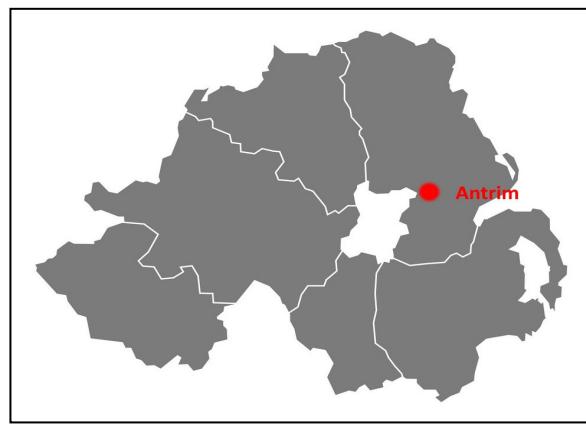
c.942 sq ft c.87.51 sq m



First Floor Mezzanine:

c.1,779 sq ft c.165.27 sq m

Location



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY

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.



nre
northern real estate
we value property