

# For Sale

## 21 Springfarm Industrial Estate, Antrim, BT41 4NT

**nre**  
northern real estate  
we value property

### 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 eaves high 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 .

### Industrial

**Modern Warehouse with Ancillary Office Accommodation on Self Contained Site**

**Price - £895,000 +VAT**





# Accommodation

## Gross Internal Area

**Total GIA:**  
c.12,245 sq ft      c. 1,138 sq m

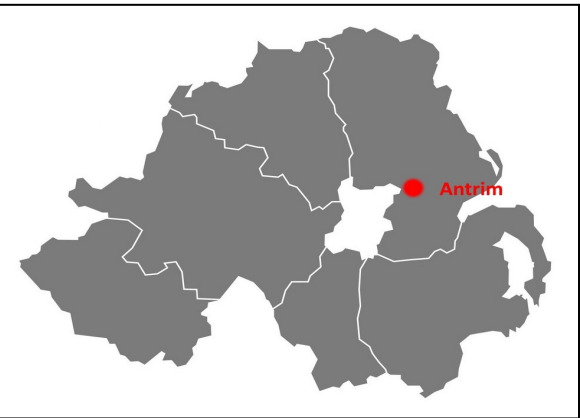
**Ground Floor Offices:**  
c.1,055 sq ft      c.98.01 sq m

**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



## Sales Details

**Price:**  
£895,000 + VAT

**Tenure:**  
Assumed to be freehold

**NAV:**  
£30,300

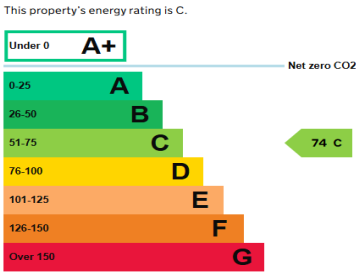
**Estimated Rates Payable:**  
£17,129.44 (guided by LPS website)

**VAT:**  
VAT is applicable

**Viewing:**  
Strictly by appointment through agent

## EPC:

### Energy rating and score



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.

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