



Unit 7 Pennybridge Industrial Estate, Ballymena, BT42 3HB

£3,500 Per annum

Located to the frontage of a prominent building within Pennybridge Industrial Estate, this accommodation is compact and easily managed, offering approximately 535 sq ft of usable office accommodation, plus a small storage area.

In addition to this space, there are shared Kitchen and Toilet Facilities (shared with the users of the remainder of the building). Use of the car parking to the front forecourt is also included.

NOTE: The business of Wilplas is not affected by this Letting, that business is conducted from the rest of the building.

Features

HEATING: Economy 7 storage radiators.

ALARM SYSTEM: Designated alarm system.

ELECTRICITY SUPPLY: Separately metered through "Wilplas" supply.

RATES: To be confirmed, a Rates Burden in the order of circa £640 per annum (2019/20 fiscal year) is anticipated.

LEASE: Term negotiable, normal commercial internal repairing and insuring basis.

Ground Floor

Shared access Hallway, with exclusive stairway to First Floor. Shared Kitchen and Toilet facilities (with "Wilplas" who occupy the rest of the building).

First Floor

Reception Area 23'4" x 13'2" (7.11m x 4.01m)

272sqft

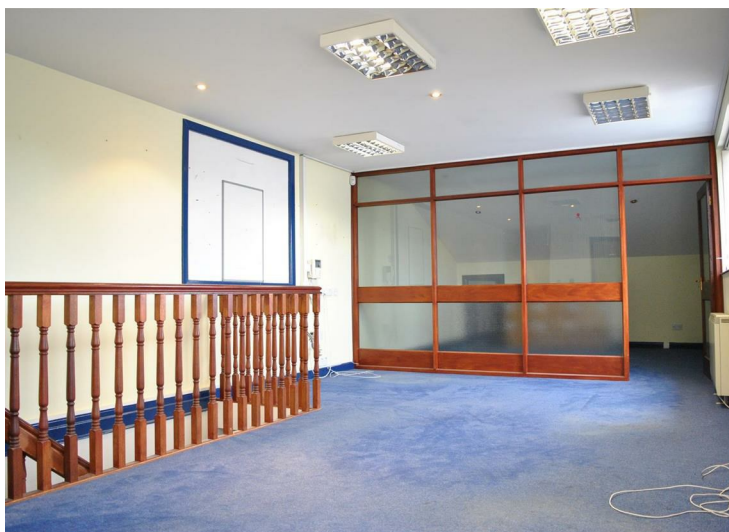
There is an additional small storage area off the reception area.

Office (1) 9'1" x 10'6" (2.77m x 3.20m)
95sqft

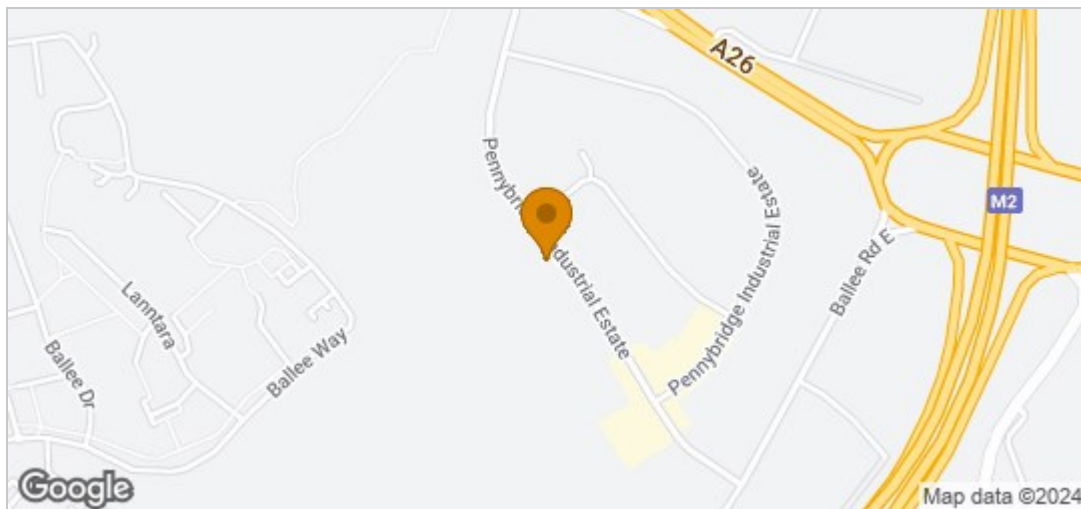
Office (2) 13'2" x 12'9" (4.01m x 3.89m)

Outside

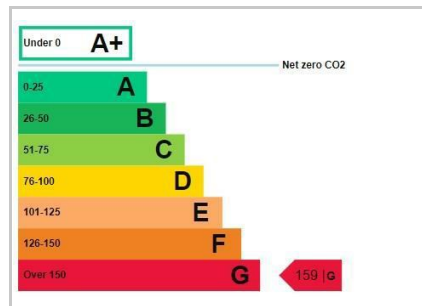
Car parking facilities included on the front forecourt of the building, estimated space for 10 cars.



Area Map



Energy Efficiency Graph



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