



FOR IDENTIFICATION PURPOSES

# TO LET

Grade A Office Suites of c. 2,619 sq ft (243 sq m)

**12 Market Square, Antrim, BT41 4AN**



# LOCATION

Antrim is located 18 miles north of Belfast and 12 miles south of Ballymena. The town is located in a strategic position and benefits from three junctions onto the M2 motorway.

Antrim is the main railway link between Belfast and Londonderry and is in close proximity to Belfast International Airport.

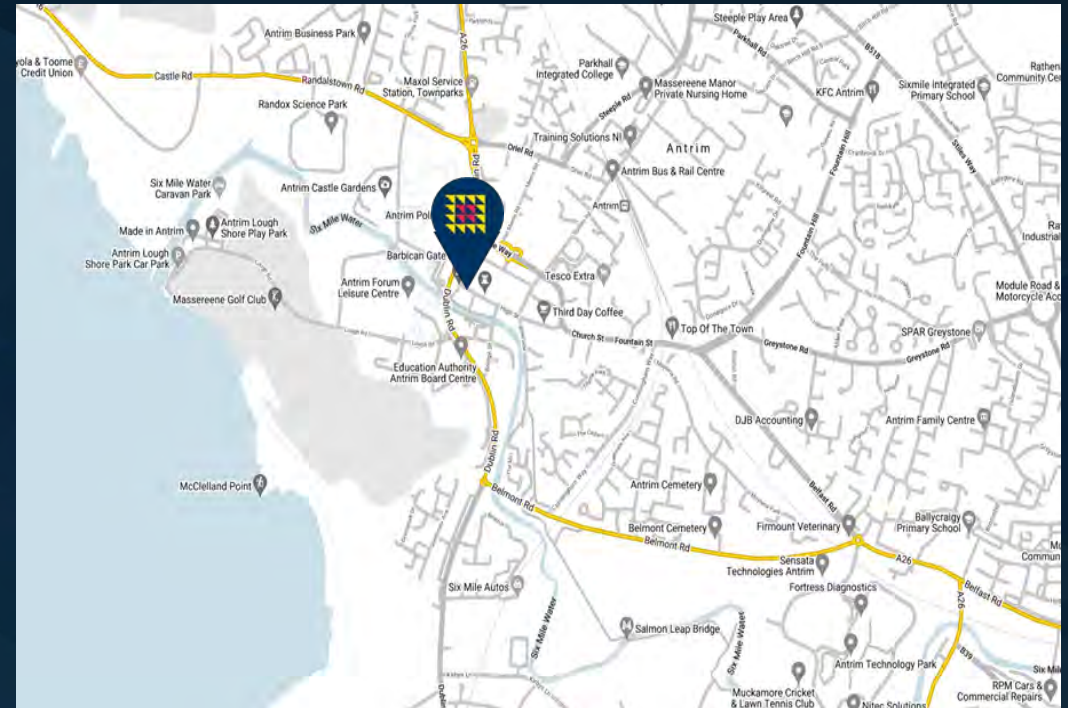
# DESCRIPTION

This Grade A office suite is the finest in Antrim town centre with panoramic views over the Six Mile Water River located just off Market Square within the town centre and benefits from free car parking in close proximity which is accessed via Lough Road.

It is exceptionally well fitted to include carpeted flooring, painted / papered walls, recessed wall lighting, computer networking and gas fired heating.

# ACCOMMODATION

Description	Area sq m	Area sq ft
FIRST FLOOR (Comprising reception, boardrooms, 5 no. private offices, kitchen and WC's)	C. 179 sq m	C. 1,922 sq ft
SECOND FLOOR (Comprising 2 no offices, store and kitchen)	C. 65 sq m	C. 697 sq ft





# Photo Gallery

12 Market Square, Antrim



# LEASE DETAILS

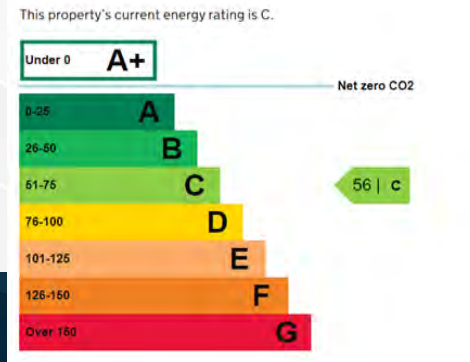
RENT: £9.50 per sq ft  
TERM: Negotiable subject to periodic upwards only rent reviews  
RERAIRS / INSURANCE: Effective full repairing and insuring lease by way of service charge liability  
SERVICE CHARGE: Applicable—to be confirmed  
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

# RATES

We are advised that the current NAV for the subject is £15,950. The commercial rate in the pound for 2022 / 2023 is £0.523981. (Estimated rates payable: £8,357.50)

**Please note that all perspective purchasers should make their own enquiries to confirm the NAV / rates payable.**

# EPC CERTIFICATE



## 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/uk/si/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

OUR REF: 4030

# CONTACT DETAILS

IAIN MCCABE  
iain.mccabe@okt.co.uk

028 9024 8181

OKT.CO.UK



OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.