

Currells Avenue, Ballygarvey Road, Ballymena, Co Antrim, BT43 7HB

To Let

Warehouse Accommodation from approx. 13,497 sq ft to approx. 33,910 sq ft including mezzanine floor
With generous hard standing yard areas to front and rear



Lambert
Smith
Hampton

Location

Ballymena is located approximately 25 miles North West of Belfast. The property is situated just off the Ballygarvey Road on the outskirts of Ballymena. The location offers ease of access to M2, Ballymena Town Centre and Broughshane Village Area.

- 29.7 miles from Belfast Port
- 20 miles from Larne Port
- 120 miles from Dublin Port
- 16.9 miles from Belfast International Airport
- 29.4 miles from Belfast City Airport
- 114 miles from Dublin Airport

Description

- Steel frame construction
- Solid masonry/block walls
- Fluorescent strip lighting
- Concrete screed floor
- Translucent roof panels
- Conveyor loading system
- Industrial lift
- First floor office/showroom area
- Roller shutter door access to the front and rear
- A concrete dock loading bay
- Car parking area
- Large yard area to the front and the rear
- Oil fired space heater
- Double hung palisade gates

Schedule of Accommodation

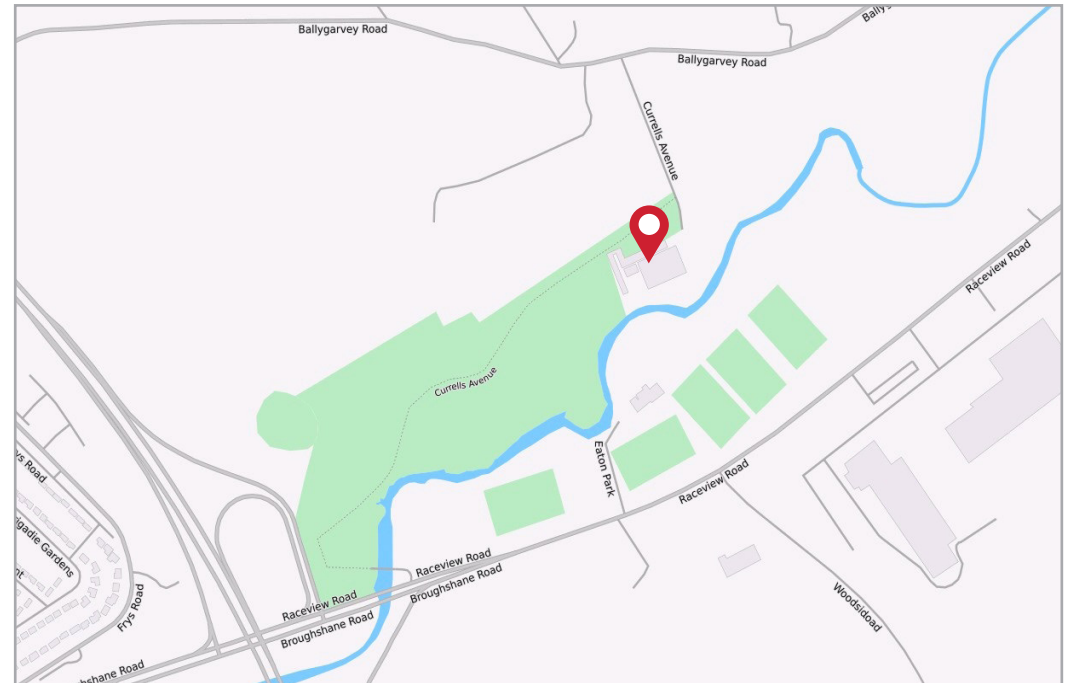
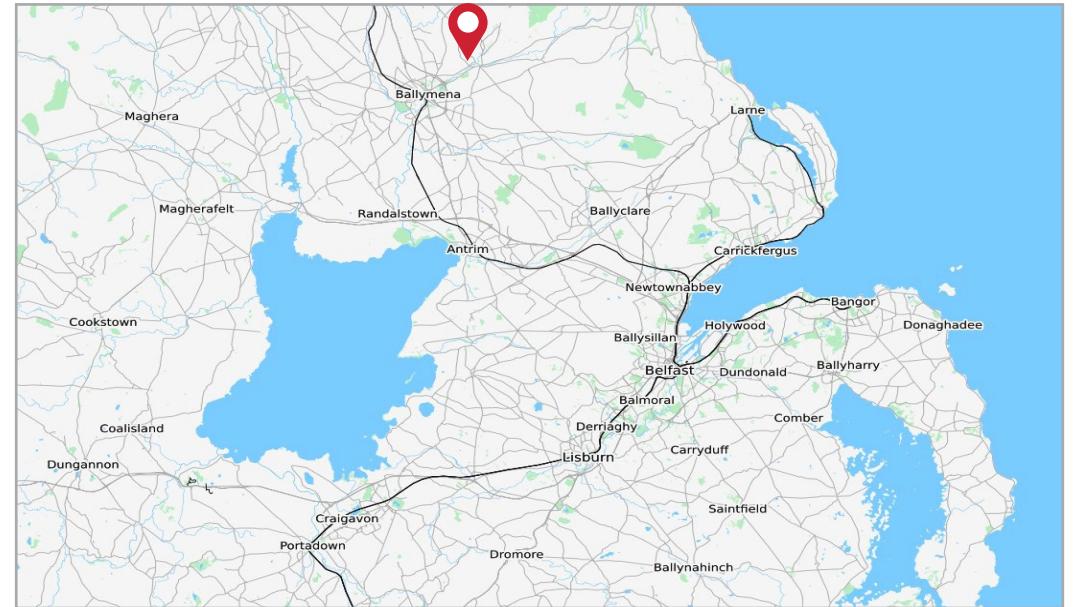
	Sq Ft	Sq M
Ground Floor		
Main Store	13,497	1,254
Annex	Let	Let
Mezzanine Level		
Store	18,835	1,750
Office Space	1,578	147
Total Internal Area	33,910	3,151

Lease Details

Term - Negotiable.

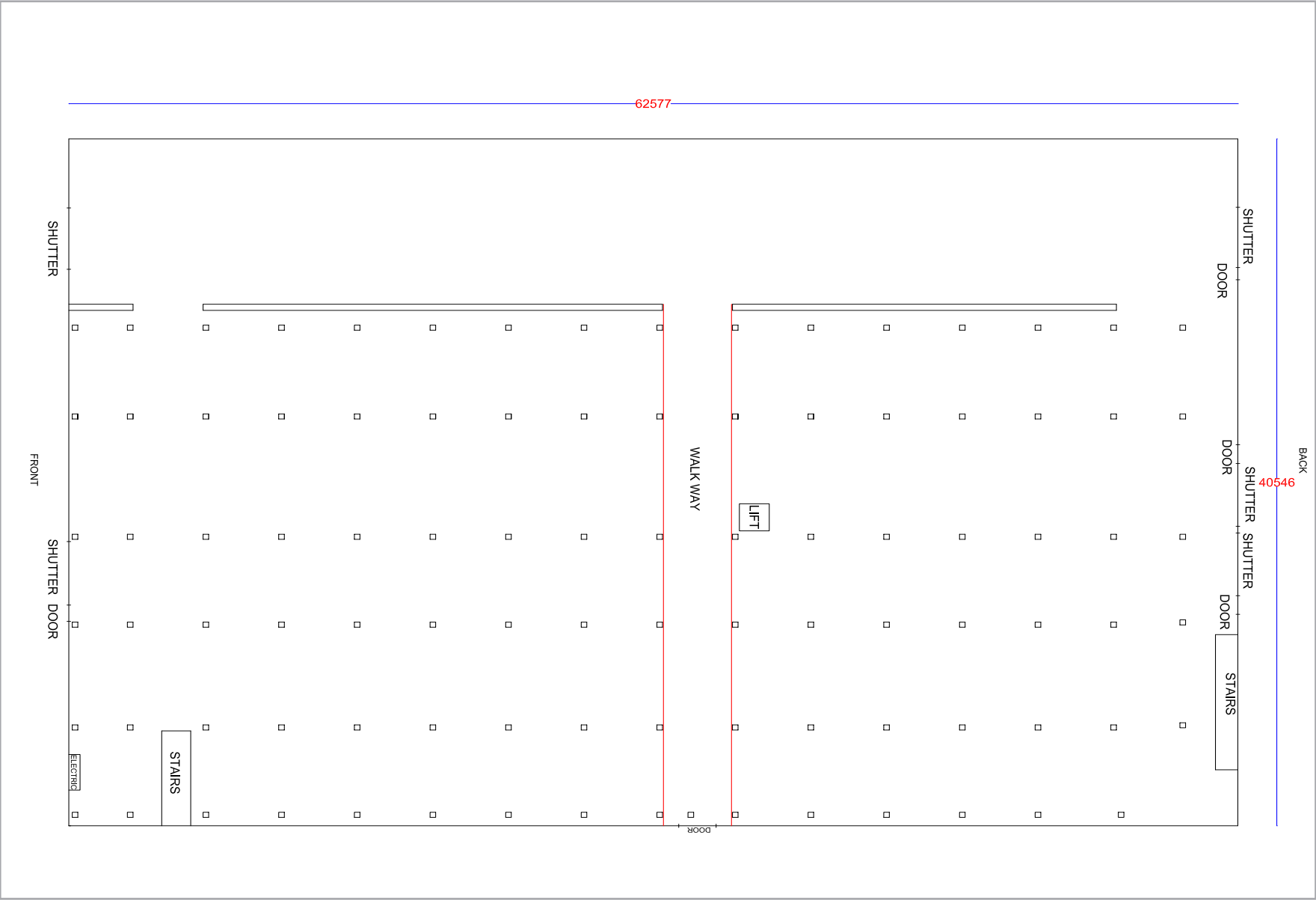
Rent - On application.

Repairs - Full repairing and insuring.

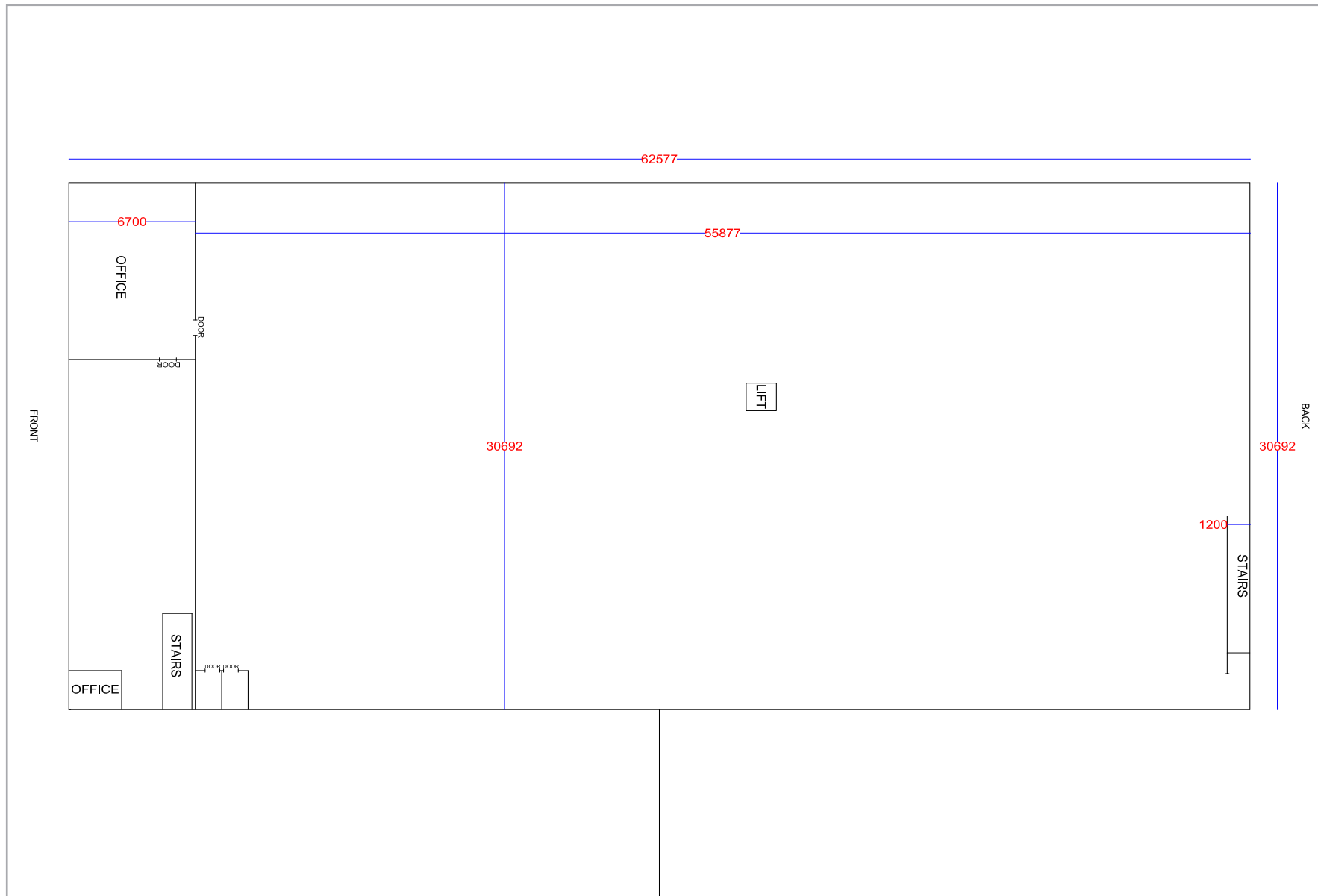


For Indicative Purposes Only

Ground Floor



First Floor







Rates

We have been advised by Land and Property Services of the following:-

Net Annual Value: Entire Building -£36,000

Rate in £ 23/24: £0.620696

Rates payable, if applicable: £22,345 (Entire Buildnig)

Energy Performance Certificate

The property benefits from an EPC rating of E123 and the Energy Performance Certificate is available upon request.

Value Added Tax

We are advised that the subject property is registered for VAT, therefore VAT will be chargeable in addition to the prices quoted.

Further Information

For further information, please contact:-

**Lambert
Smith
Hampton**

Phil Smyth
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