



FOR IDENTIFICATION PURPOSES

FOR SALE

Site of c. 1.07 Acres with Full Planning Permission for Two Warehouse / Storage Units with Ancillary Offices

Rathenraw Industrial Estate, Antrim, BT41 2SJ



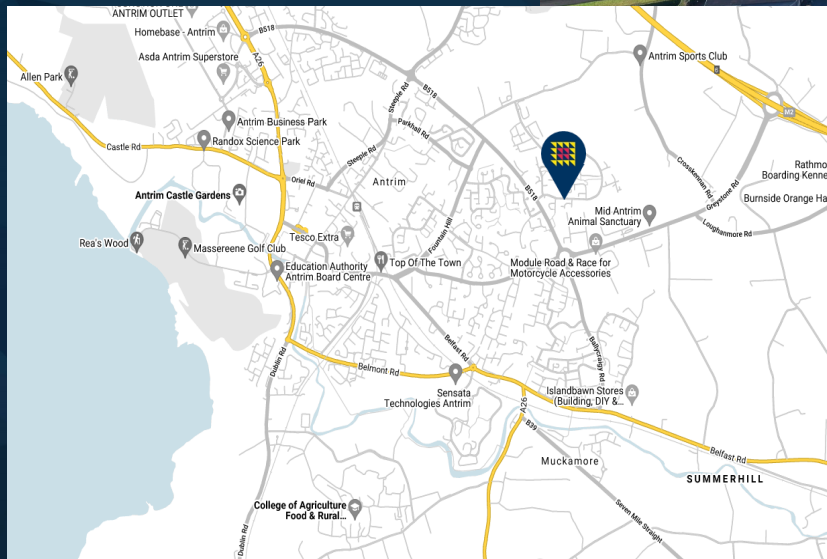
LOCATION / DESCRIPTION

Centrally located in Northern Ireland and accessed via two junctions of the M2 Motorway, Antrim enjoys unrivalled access to the Province's road networks, ports and being only c. 4 miles from Belfast International Airport, it is an ideal location for manufacturing and distribution businesses. The town is situated c. 14 miles Northwest of Belfast and c. 10 miles south of Ballymena.

Rathenraw Industrial Estate is long established and centrally located commercial hub, situated c. 2 miles from Antrim town centre and a short distance from the M2 / Rathbeg Roundabout.

Neighbouring occupiers within the estate include Western Global, Robinson Services, SP Group, S&E Care Trade, Roofclad and Calibro Workspace.

The subject comprises a rectangular shaped site situated at the end of a well maintained industrial estate. The site is flat in topography and is currently laid in grass.



C. 2
MILES

TO
ANTRIM TOWN
CENTRE

C. 17
MILES

TO
BELFAST CITY
CENTRE

C. 0.7
MILES

TO
M2
MOTORWAY



10 MINS DRIVE TO
BELFAST
INTERNATIONAL
AIRPORT



Rea Distribution

Road Service Training Centre

MDF Engineering

SAM

First Forensic Solutions

Unitek

JANS Composites

Calibro Workspace

Oakfield Cabinets

WS Dennison

Roofclad Profiles

Robinson Services

Subject Site

Western Global

Rathenraw Ind. Est.

SALES DETAILS

PRICE: We are seeking offers over £200,000
TITLE: Assumed freehold
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

SITE

The overall site extends to c. 10.7 acres / 0.44 hectares..

PLANNING

The site has full planning permission for the construction of two c. 5,000 sq ft warehouse / storage units with ground and first floor office accommodation. Permission was originally granted in 2014 and was renewed in 2020.

Copy planning consent available on request. (Planning Ref: LA03/2020/0226/F)



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.

CONTACT DETAILS

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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.