



**OK
T**

TO LET

Units 3 & 4 Millennium Park, Ballymena, BT42 4QJ

Modern warehouse / light industrial accommodation, with ancillary upper floor office and showroom space and 16 car parking spaces

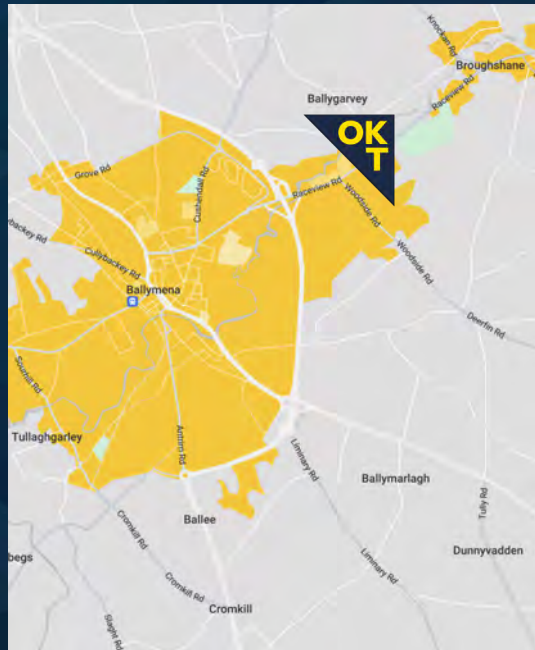
LOCATION

Ballymena is one of Northern Ireland's leading provincial towns, with a resident population of c. 28,000 persons and a district population of 56,000.

The town is located c. 35 miles north west of Belfast, c. 14 miles from Antrim and is well served by the Province's main road and rail networks.

The subject is located within Woodside Industrial Estate in a modern business development known as Millennium Business Park.

Millennium Business Park is located c. 2 miles from the centre of Ballymena and within close proximity to the M2 Ballymena Bypass which provides quick and convenient access to all parts of the province.



C. 2
MILES
TO
BALLYMENA

C. 35
MILES
TO
BELFAST CITY
CENTRE

C. 1
MILE
TO
M2
MOTORWAY



30 MINS DRIVE TO
BELFAST
INTERNATIONAL
AIRPORT

DESCRIPTION

The subject comprises 2 no. combined units with warehouse and office accommodation arranged over ground and first floors.

The subject forms part of a terrace of 5 units being of steel portal construction with concrete block walls and double skin insulated profile metal cladding to the pitched roof and upper walls.

The units benefit from electric roller shutter access.

Internally the accommodation provides generous storage space on the ground floor together with additional storage on the first floor mezzanine area. Office accommodation is found on both ground and first floor levels complimented by a range of staff facilities including a kitchen and WCs.

Externally there are 16 demised car parking spaces immediately to the front of the building.

NOTE: The mezzanine storage has the ability to be removed and can be removed by the landlord, subject to agreement.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
UNIT 3		
Ground Floor Office	C. 40	425
Ground Floor Warehouse	C. 422	4,541
First Floor Office	C. 107	1,151
First Floor Warehouse	C. 378	4,070
Total	C. 947 sq m	10,187 sq ft
UNIT 4		
Ground Floor Office	C. 40	425
Ground Floor Warehouse	C. 422	4,541
First Floor Office	C. 107	1,151
First Floor Warehouse	C. 378	4,070
Total	C. 947 sq m	10,187 sq ft

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/uksi/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.





K & G
MCATAMNEY

STEVENSON
PACKAGING

MEF (NI)

**SUBJECT
PROPERTY**

ASF
ENGINEERING

GLENS OF
ANTRIM POTATOES

RACEVIEW
KARTING

J A MCCLELLAND &
SONS

WOODSIDE ROAD

WOODSIDE ROAD

NEIGHBOURING OCCUPIERS

Units 3 & 4 Millennium Park, Ballymena, BT42 40J

LEASE DETAILS

RENT: £37,500 per annum

TERM: Negotiable

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

VAT

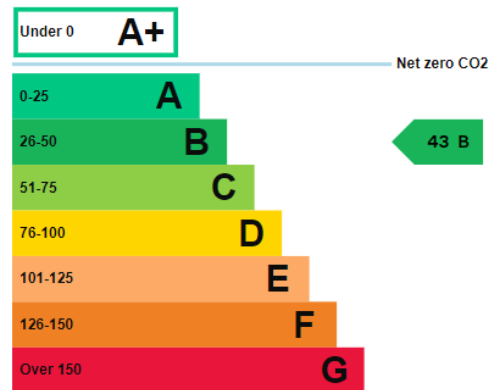
All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

NAV: £38,000.

Estimated Rates Payable in accordance with LPS website: £25,551.77.

All prospective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

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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.