



## 38 Drumagrove Road, Ballymena, BT44 9RY

£10,000 Per annum

Located on the edge of Clough village, (approximately 8 miles from Ballymena) this large agricultural store (circa 465 sqm/5,000 sq ft) is offered To Let.

The store has been maintained to a good standard, with access via two large doors (one roller shutter and one sliding). The eaves height of the unit is approximately 4.7 meters. A small portion of the unit (12m x 4.55m) has been partially partitioned by block walls and could potentially be used as the basis of a mezzanine floor if required.

Access is via a wide entrance on the Drumagrove Road (which is part of the gritted roads network) with the yard servicing the store providing ample space to manoeuvre large vehicles.

Mains water can be made available for the unit. The unit is connected to a single phase electricity supply.

Lease: normal commercial repairing/insuring basis (Landlord to insure, tenant to reimburse).

Please note that Sunday access to the store will not be permitted.

### Accommodation (Dimensions and Areas are approximate)

Store 124'8" x 39'11" (38 x 12.18)



### Area Map



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