

# INDUSTRIAL SITE TO LET

31 Ballymena Road, Ballymoney, BT53 7EX

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PART OF THE AFFILIATE NETWORK



# INDUSTRIAL SITE TO LET

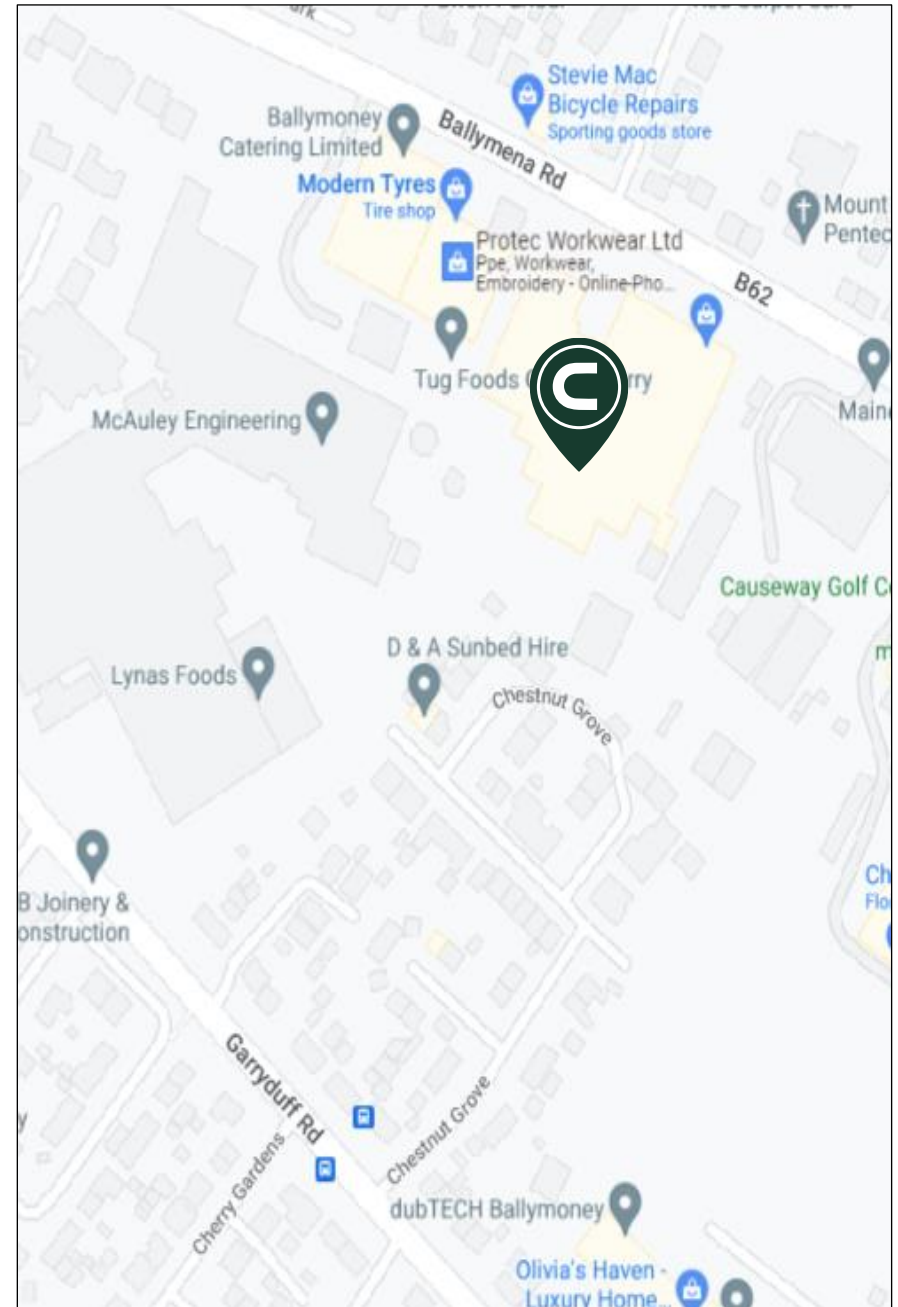
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## Key Benefits

- 3.4 Acres site
- Contains a 5,070 sq. ft temporary store on site
- 0.9 miles from Ballymoney Town centre
- 17 minute drive to Coleraine
- 21 minute drive to Portrush

## Location

Ballymoney is a small town located near to the north coast of Northern Ireland approximately 55 miles from Belfast and near to the towns of Coleraine, Ballymena and Portrush. Access from Belfast is the A26 dual carriageway which links Belfast with Ballymena and Coleraine. Ballymoney provides a service and administrative centre for the surrounding area which is noted as having a Local Government Population of 31,659 persons per the 2011 Census. The site is located on the Ballymena road which is one of the main arterial routes into Ballymoney.



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## Description

The subject site extends to approximately 3.4 acres in size and contains a 5,070 sq. ft temporary store to the rear. The remaining area is hard core land and benefits from a flat topography. The site is surrounded by secure fencing. The subject can be accessed from the Ballymena road and is suitable for a wide variety of trades, services and uses, subject to any necessary consents.

## Lease Details

Rent	£60,000 per annum exclusive
Term	Available on a flexible term
Repairs/Insurance	Full repairing and insuring basis



## Accommodation

Area		
Site	3.4 Acres	1.38 Hectares
Temporary Store	5,070 sq ft	471 sq m

## Rateable Value

To be assessed.

## VAT

All prices are quoted exclusive of VAT, which may be payable.

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## Contact Us

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