

# To Let

## 58 Glenstall Road, Ballymoney

**nre**  
northern real estate  
we value property

### Summary

- Modern Industrial Unit with Secure Parking.
- The premises benefits from being situated on outskirts of town but with ease of access to main a26 commuter route linking Belfast to Londonderry along with ample on site car parking.
- Net Internal Area of c. 2,227 sq ft (c. 206.91 sq m).
- With this site there is excellent opportunity for someone looking for commercial expansion or relocation of an existing business operation.

**Industrial Unit**

**£10,000 per annum**



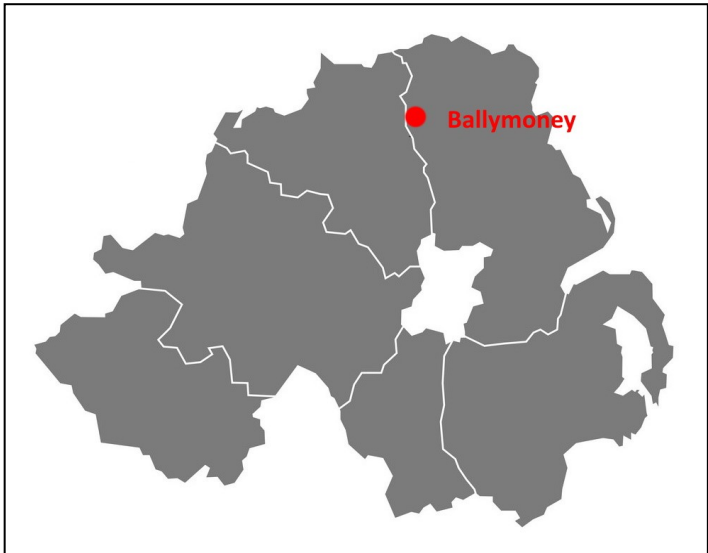
# Accommodation

## Net Internal Area

### Gross Internal Area:

c. 2,227 sq ft      c. 206.91 sq m

## Location Map



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY



### Lease Details

**Rent:**  
£10,000 per annum

**Term:**  
Terms Negotiable

**Rent Reviews:**  
Every 3 years

**Rates:**  
Tenant Responsible

**Insurance:**  
Landlord to insure, tenant to reimburse

**Repairs:**  
Effectively Full Repairing

**VAT:**  
All outgoing and rentals are quoted exclusive of but may be liable to VAT

**NAV:**  
£3,350

**Non-Domestic Rate in £:**  
0.588556

**EPC:**

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