

To Let

41 Lisboy Road, Ballymoney

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Summary

- Secure Industrial Units and Enclosed Yard Space with Lane Access.
- Located approx 2.5 miles from the main A26 Transport corridor linking Belfast to North West of the province and approx 4 miles from Ballymoney town itself.
- Units ranging in size with Gross Internal Area from c.791 sq ft (c.73.50 sq m) to c.3,755 sq ft (c.348.80 sq m).
- Units available on a single or collective basis.
- Consideration will also be given to the sale of the site should someone want to take advantage of the site in its entirety.

Industrial Units & Yard Space

From £4,000 pa

Accommodation

Gross Internal Area

Gross Internal Area:

c.6,954 sq ft c.646.04 sq m

Unit 1: Former Kitchen Manufacturing Unit

c.3,755 sq ft c.348.80 sq m

Unit 2:

c.1,000 sq ft c.92.98 sq m

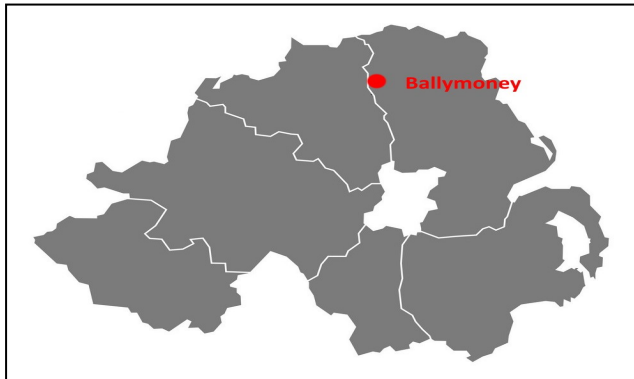
Unit 3:

c.1,408 sq ft c.130.82 sq m

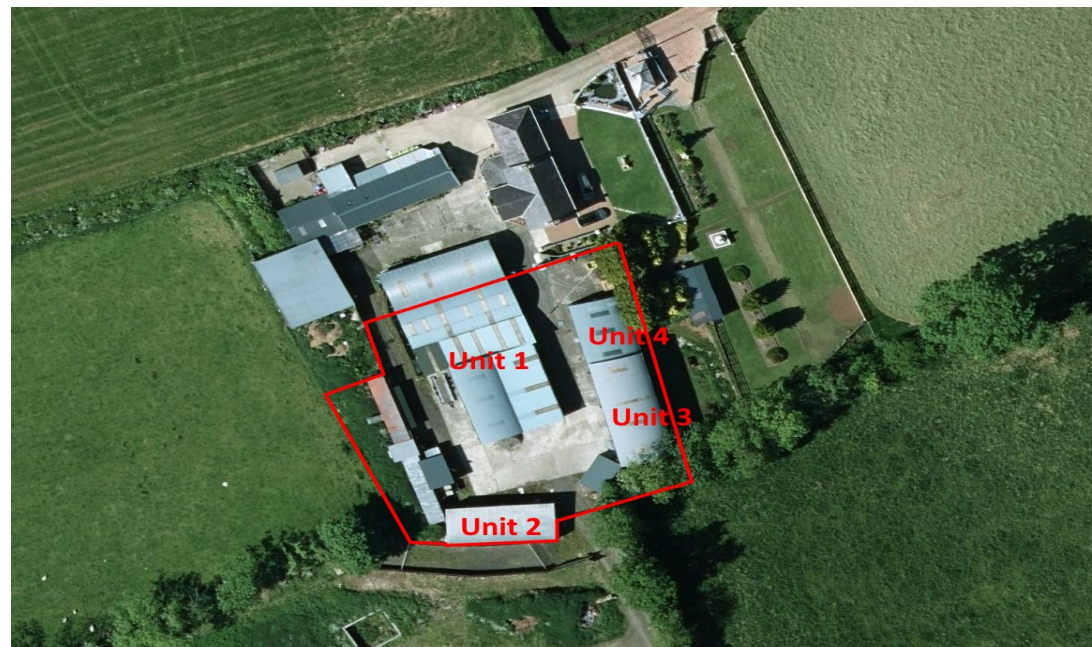
Unit 4:

c.791 sq ft c.73.50 sq m

Location Map



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY



Lease Details

Rent:

Unit 1 - £12,000 per annum
Unit 2 - £4,800 per annum
Unit 3 - £6,000 per annum
Unit 4 - £4,000 per annum

Term:

Terms Negotiable

Rent Reviews:

Every 3 years

Rates:

Included in Rent

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

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1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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