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TO LET

1st Floor, Raphael House, 11 Fenaghy Road, Galgorm

Office Accommodation with Parking Extending to of c. 3,500 sq ft (Capable of Subdivision)

LOCATION

Galgorm is a popular village and suburb of Ballymena located c. 1.8 miles west of the town centre.

The subject property is located in the centre of the village on the Fenaghy Road and in close proximity to a range of local amenities including Galgorm public carpark, Galgorm Castle Golf Club and the ever-popular Galgorm Resort & Spa.

Neighbouring occupiers include Spar, Simpsons Pharmacy, Edmonson Estates, Ivory Grace Bridal Boutique and McAtmney's Butchers.

DESCRIPTION

The subject comprises purpose built office accommodation arranged over the first floor of a modern and prominently positioned two storey building. Internally, the first floor provides well apportioned open plan and cellular office accommodation with a kitchen and male and female WCs. Access to the first floor is provided via dedicated ground floor entrance with stairs and a passenger lift.

The offices have been fitted to a high standard throughout to include painted / plastered walls, carpeted floors, suspended ceilings with recessed strip fluorescent lighting, perimeter trunking, glazed timber frame partitioning, and gas fired central heating.

Externally there is access to a shared carpark to the right of the building.

The offices are capable of subdivision should any interested parties require smaller floorplates.

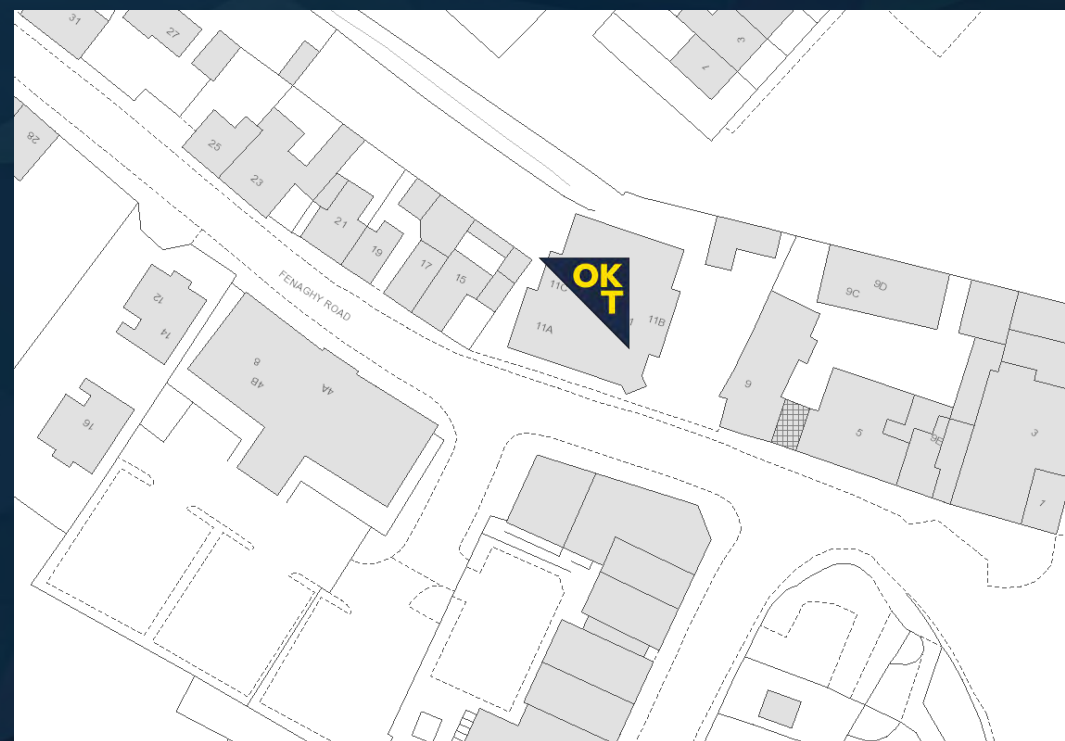
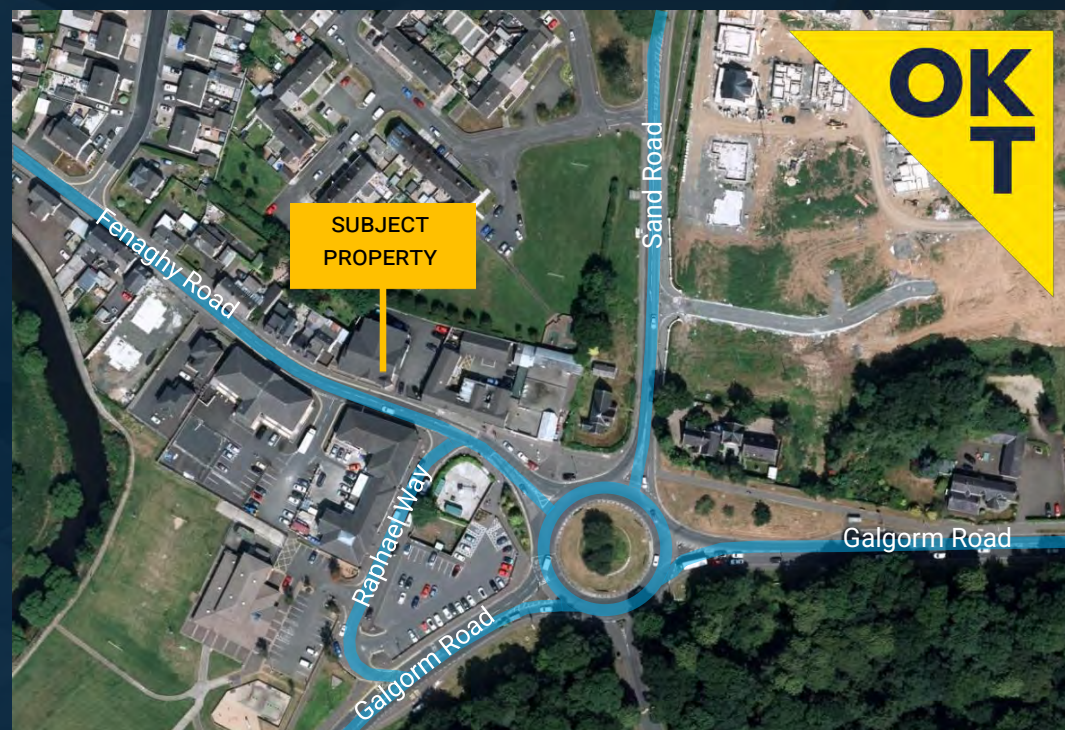
ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
First Floor (to include open plan office, 5 no. private offices, board room, comms room and kitchen)	c. 325 sq m	3,500 sq ft
Male & Female WC's		
TOTAL ACCOMMODATION	c. 325 sq m	3,500 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.

REF: 8446





1st Floor, Raphael House, 11 Fenaghy Road, Galgorm

High Specification Office Accommodation of c. 3,500 sq ft



LEASE DETAILS

RENT:	£25,000 per annum
TERM:	Negotiable
REPAIRS / INSURANCE:	Full repairing and insuring lease by way of service charge contribution
SERVICE CHARGE:	Payable in respect of landlords costs in maintaining the exterior of the building and external common areas.
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.

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.

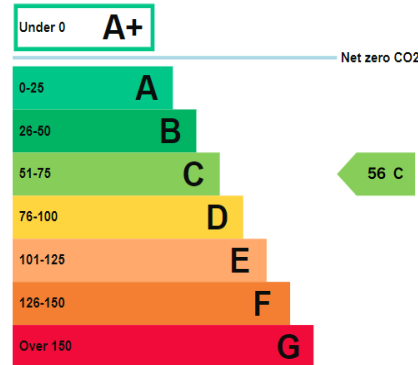
NAV (RATES PAYABLE)

NAV: £17,200

Estimated rates payable in accordance with LPS Website: £10,675.97

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

This property's current energy rating is C.



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.

