



## Unit 12 Crankill Business Park, Crankill Road, Ballymena, BT43 5NL

£22,000 Per annum

Warehouse/workshop unit circa 5,500sqft available To Let in The Crankill Business Park, suitable for a wide range of business purposes.

Located in a secure business park on the northern edge of Ballymena, this unit enjoy excellent access to Ballymena town centre and the A26 dual carriageway.

Vehicular access is available, however the access would not be suitable for large lorries or articulated vehicles.



## Property Features

- Warehouse/workshop unit available To Let
- Located in The Crankill Business Park
- Unit 2 - 511 sqm/5,500 sqft - £22,000 per annum
- Three phase electricity supply available
- Very convenient to Ballymena town centre and the A26 dual carriageway

## Accommodation (Dimensions and Areas are approximate)

The Crankill Business Park is currently home to a diverse range of businesses which include Waveney Tyres, Furbies Doggy Day Care and Patrik Bodywork and Painting.

Three phase electricity is available in the unit and there are communal toilet facilities available at the business park for tenants use.

Customer and staff parking can be facilitated.

Unit 2

511 sqm/5,500 sqft

£22,000 per annum

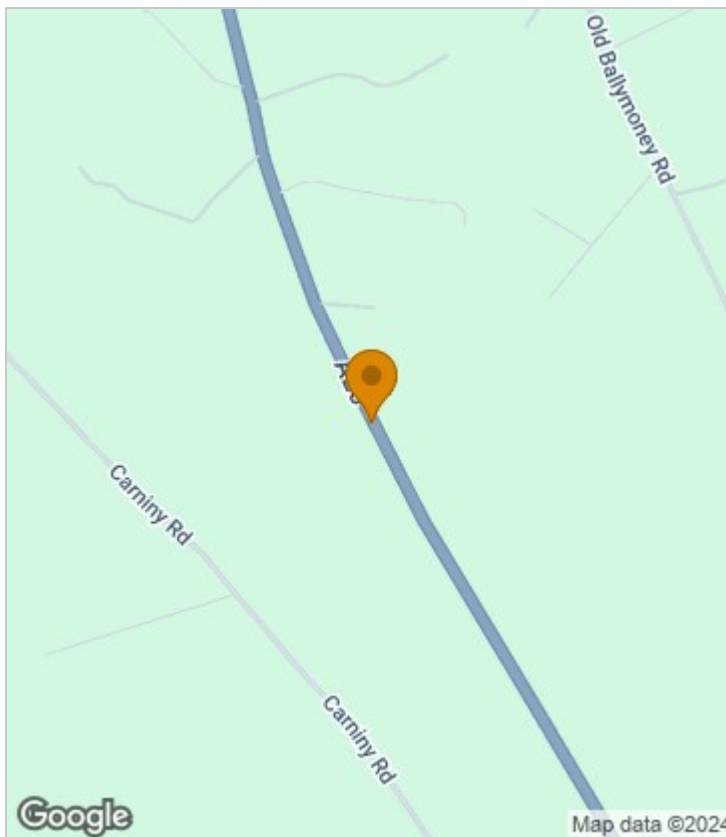
Please note, this unit has been internally partitioned to form three distinct areas within the unit. However potential tenants will be permitted to remove this partitioning, provided prior consent is received from the Landlords in advance of any work commencing.

Lease Terms negotiable, normal commercial insuring and repairing terms.

Term: Negotiable

Rates: Tenant Responsible. The rates burden for the property is currently being assessed

Insurance: Landlord to insure and tenant to reimburse.



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