

# STORE TO LET

BOAT HOUSE, FENAGHY ROAD, GALGORM, BALLYMENA, BT42 1PY

**CBRE NI**  
PART OF THE AFFILIATE NETWORK



# STORE TO LET

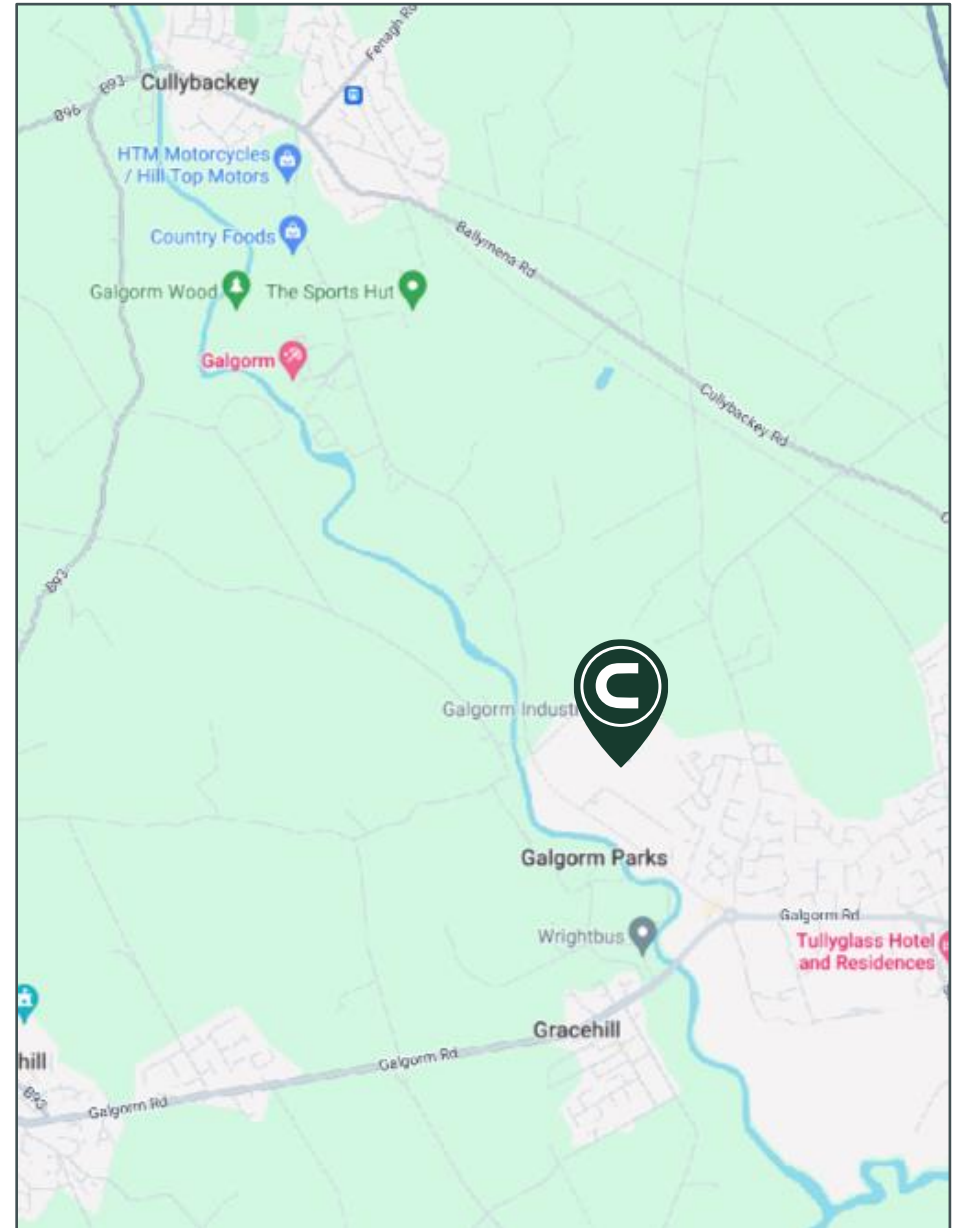
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## Key Benefits

- On site car parking
- Easy access to the M2 motorway
- The subject property is located 2.7 miles from Ballymena Town centre.

## Location

The property is located in Galgorm Industrial Estate, an established address on the edge of Ballymena. This location provides ease of access to the M2 motorway with Belfast only c.32 miles away. It is situated just 0.6 miles from Galgorm Village and 2.7 miles from Ballymena. The 4-Star luxury Galgorm Spa and Golf Resort is located 1.2 miles from the subject property.





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## Description

The subject is a stand-alone building. The property comprises of a detached brick building with a pitched slated roof containing a store extending to approximately 1219 sq ft and a 64 sq ft internal office. The store benefits from concrete flooring, fluorescent tube lighting and double door access. The site benefits from on-site car parking.

## LEASE TERMS

Term	Negotiable
Rent	£1,200 per month plus VAT, including rent, rates and service charge.

## VAT


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

## Accommodation

Area	Sq Ft	Sq M
Store	1,219	113
Office	64	6
<b>Total</b>	<b>1,283</b>	<b>119</b>

## EPC

A copy of the EPC certificate is provided below and can be made available upon request.



LOGISTICS BUILDING  
Wrightbus Ltd  
Galgorm Industrial Estate, Fenaghy Road  
Galgorm  
BALLYMENA  
BT42 1PY

Energy rating  
**D**

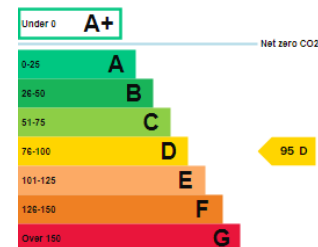
Valid until  
5 September 2028

Certificate number  
9433-3001-0967-0701-7901

Property type B1 Offices and Workshop businesses  
Total floor area 8,969 square metres

### Energy rating and score

This property's current energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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## Contact Us

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