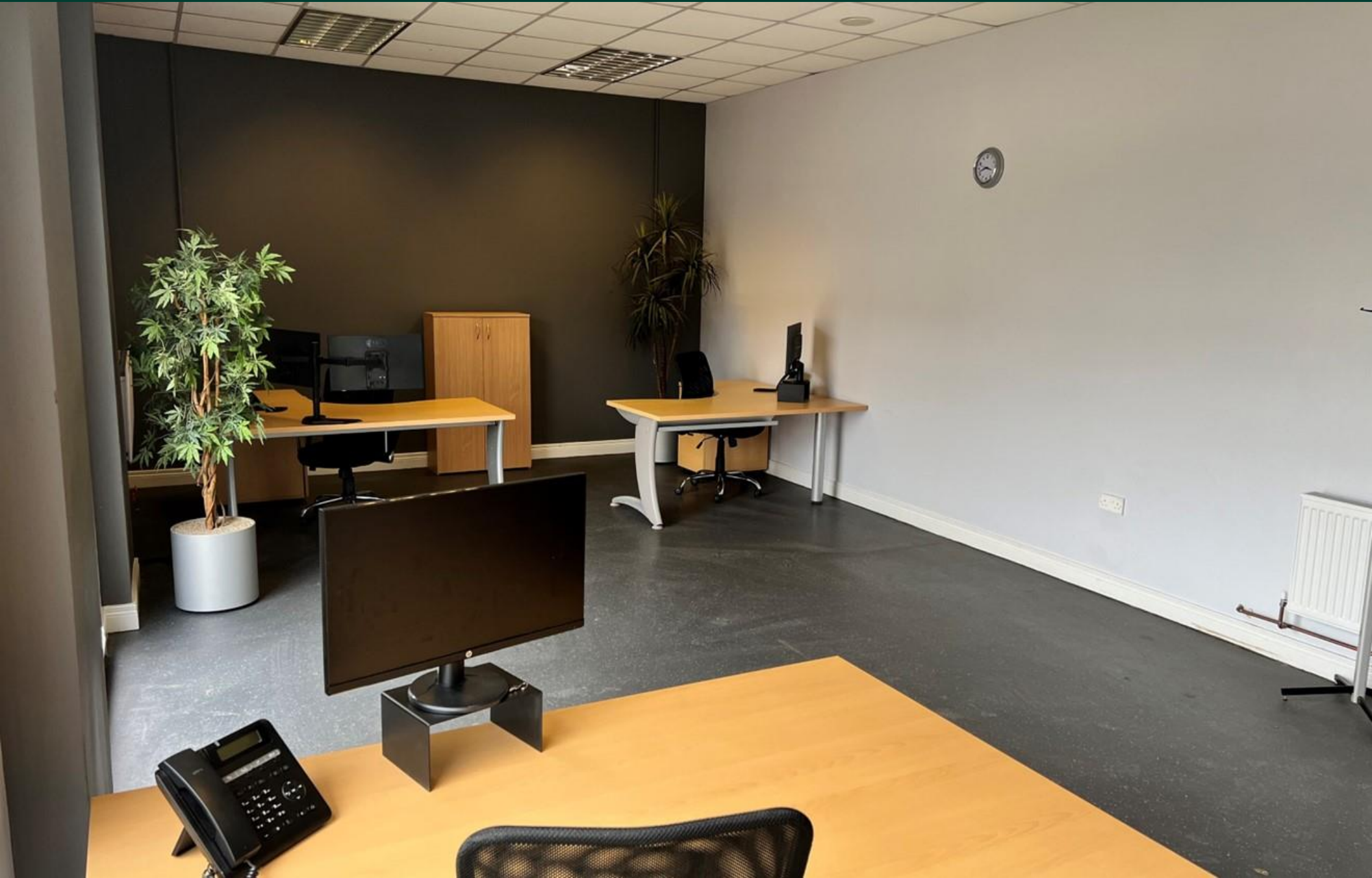


OFFICE SUITES TO LET

FENAGHY ROAD, GALGORM, BALLYMENA, BT42 1PY

CBRE NI

PART OF THE AFFILIATE NETWORK



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FENAGHY ROAD, GALGORM, BALLYMENA, BT42 1PY

Key Benefits

- Office suites from 122 sq ft to 971 sq ft
- 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 self-contained office studios are finished to a good standard to include carpeted floors, plastered painted walls, suspended ceilings and recessed fluorescent lighting. The office suites are located on a secure site with parking provisions available.

Units are suitable for a variety of uses such as office, beauty salon, physiotherapy or art studios subject to any necessary consent.

Tenure

Rent (Inc. Rates and Service Charge)	POA
Term	Negotiable
Repairs/Insurance	Full repairing and insuring basis

VAT

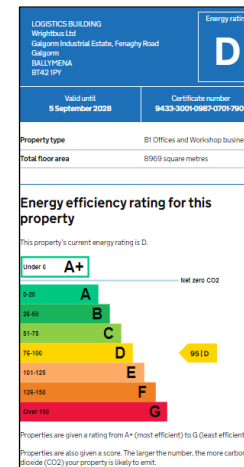
All prices are quoted exclusive of VAT, which may be payable.

Accommodation

Area		
Gracehill Suite	971 Sq Ft	90.3 Sq M
Downhill Suite	194 Sq Ft	18 Sq M
Benone Suite	122 Sq Ft	11.3 Sq M
Ballintoy Suite	145 Sq Ft	13.5 Sq M

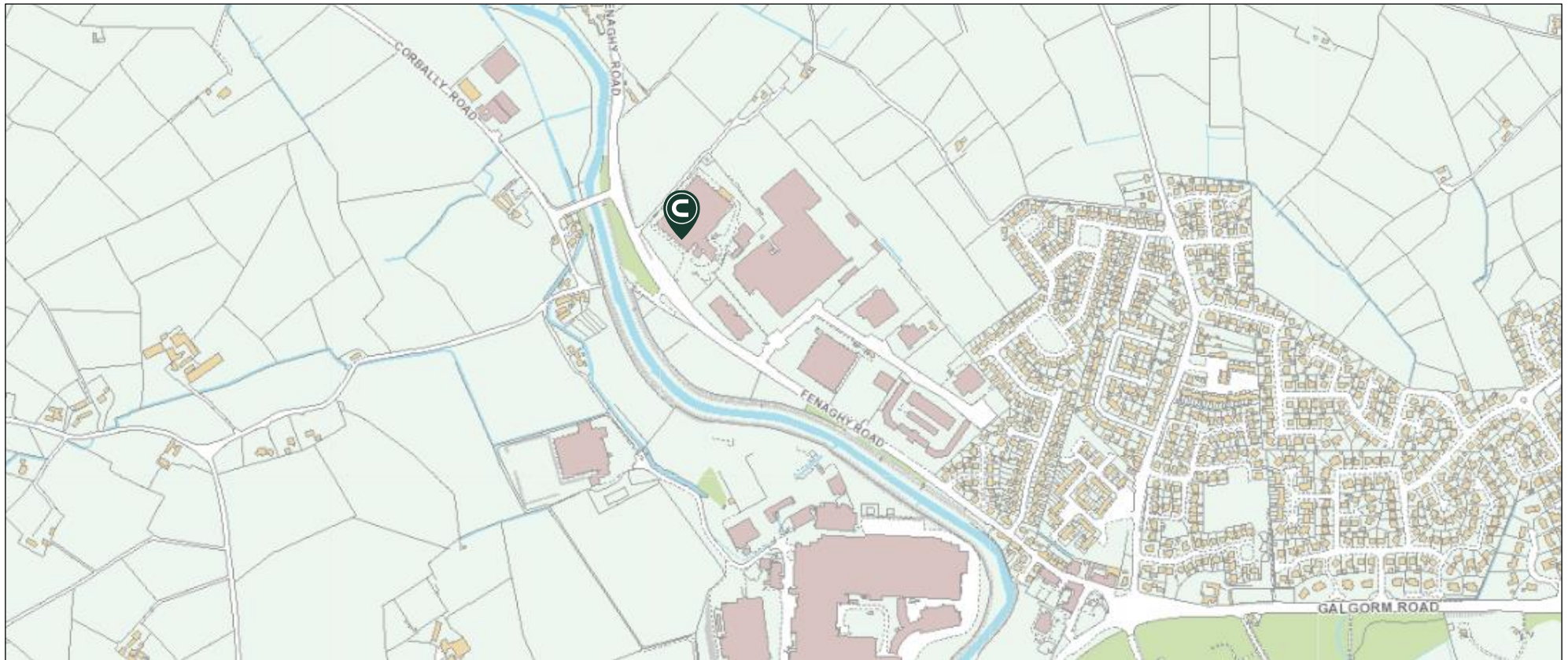
The building has been rated as D – 95 under EPC regulations.

A copy of the EPC Certificates are available above and can be made available on request.



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