



Instinctive
Excellence
in Property.

To Let

Warehouse Unit – Available Mid-March 2024
Ground c. 9,465 sq ft (879.21 sq m)
Mezzanine c. 3,738 sq ft (347.29 sq m)

Unit 1, Pennybridge Industrial Estate
Ballymena
BT42 3HB

INDUSTRIAL



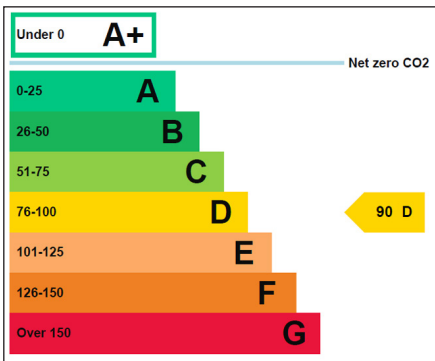
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EPC



Location

The property is conveniently located within the established and popular Pennybridge Industrial Estate. It is accessed from the Larne Link Road (A26), one of the main arterial roads servicing Ballymena with easy access to the M2 Motorway network.

The property is situated in a prominent position within a terrace of units on a large site with generous parking provision. The property comprises the end unit and benefits from a prominent frontage. Nearby occupiers include Howden's, JP Corry builders merchants and Trust Ford.

Description

The property is of steel portal frame construction enclosed with facing brick walls to the lower elevations and composite metal cladding above. It benefits from showroom windows fitted along the front elevation and separate roller shutter access to the rear, via a shared service yard.

Internally the minimum eaves height is 4.5 m, rising to 6.7 m at the apex of the roof and is currently fitted to a high standard to include soft play areas with a café and ancillary staff accommodation and storage.

The unit would be suitable for a variety of uses, subject to necessary planning consent.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor	9,465	879.21
Mezzanine	3,738	347.29
Total	13,203	1,226.5

Lease Details

- Term:** Negotiable, subject to a minimum of 3 years
- Rent Review:** Upward only reviews dependent on lease term
- Rental:** £54,000 per annum plus VAT exclusive
- Repairs/Insurance:** Full repairing and insuring
- Service Charge:** Tenant to reimburse the landlord's Service Charge costs

Rates

We have been advised by the Land and Property Services of the following rating information:

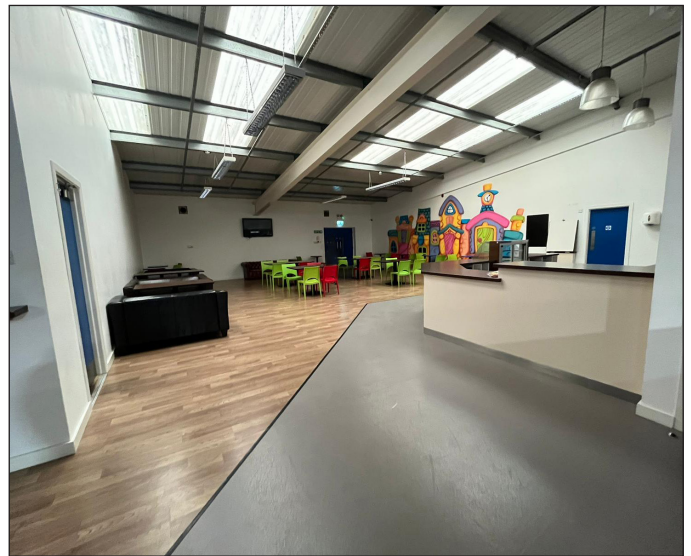
- Net Annual Value:** £42,900
- Rate in the £ for 2023/2024:** £0.620696
- Estimated rates payable:** £26,627.86

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

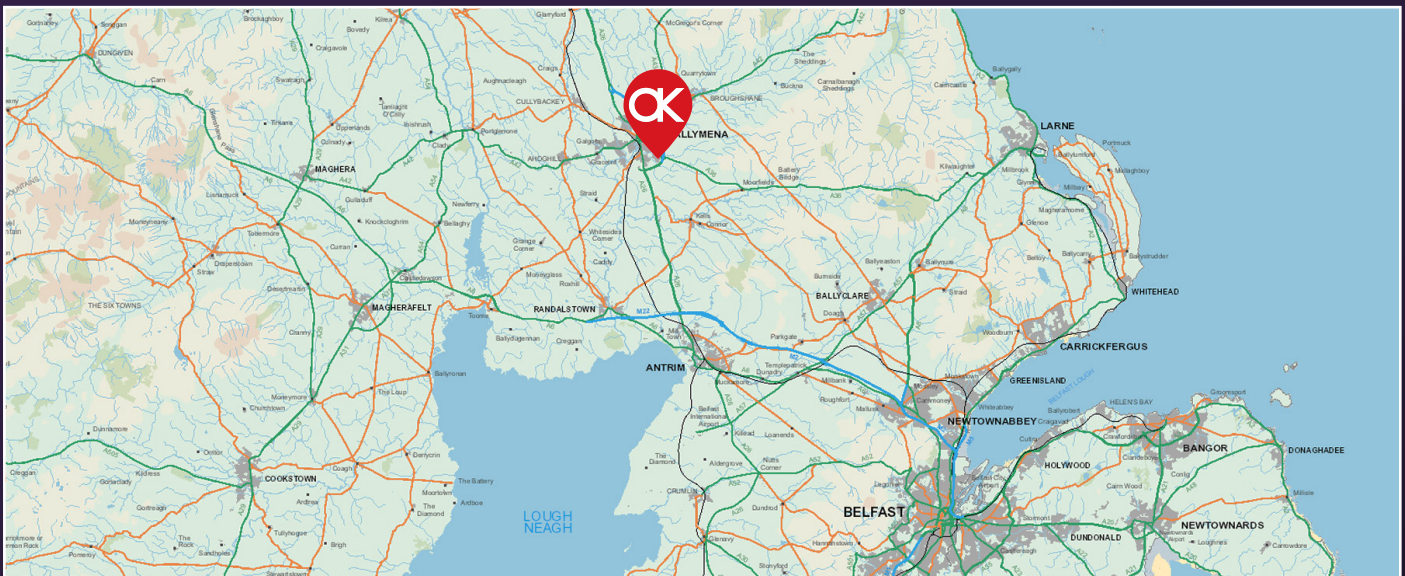
Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.





FOR IDENTIFICATION PURPOSES ONLY



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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/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. 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.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.