



To Let

Trade Counter/Warehouse Premises

Unit 5, Antrim Business Park,
Randalstown Road, Antrim BT41 4LD


**FRAZER
KIDD**

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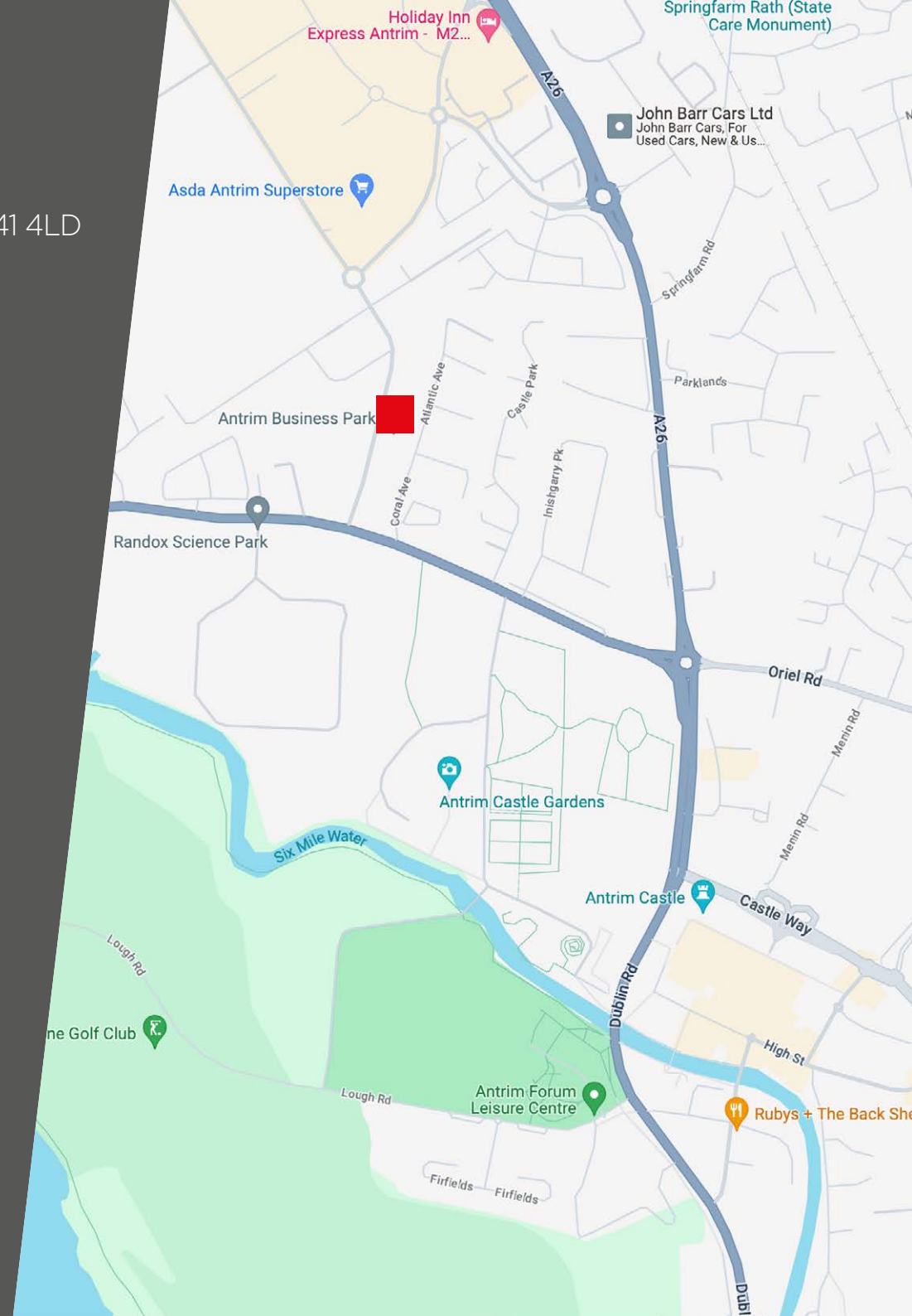
Summary

- Prime business premises located within Antrim Business Park.
- Situated conveniently close to the M2 Motorway and Antrim Town Centre.
- Comprises a mix of office, workshop and stores extending to c. 3,750 sq ft.
- Suitable for a range of potential uses, subject to planning.
- Neighbouring occupiers include, Antrim Tile & Bath, Antrim Auto Parts, Shrubs & Tubs, Radox Science Park & Asda.

Location

The subject property is located within Antrim Business Park accessed from the Randalstown Road. Antrim Business Park is situated in a highly convenient location, adjacent to Junction One Retail Park, approximately 1 mile from Antrim Town Centre and approximately 2 miles south of Junction 1 of the M2 motorway.

Neighbouring occupiers include, Antrim Tile & Bath, Antrim Auto Parts, Shrubs & Tubs, Radox Science Park, Asda, Starbucks & McDonalds.



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Description

The property comprises a light industrial unit of steel portal frame construction with facing block/insulated metal clad elevations, insulated metal clad roof with translucent panels, concrete floor throughout, an electric roller shutter door to the rear and three phase power supply.

Internally the property has been extensively fitted out to a high standard to provide for a entrance foyer, spacious open plan office, private ground floor office, to the rear of the property is a large workshop, kitchen, WC and rear service area with electric roller shutter for servicing.

The property benefits from mezzanine first floor store and large private office. The business park is secured with perimeter security fencing, gated entrances, and external lighting.

Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Description	Sq. M	Sq. Ft
Ground floor		
Foyer	4.68	50
Open Plan Office	62.91	677
Office	15.16	163
Kitchen	5.54	60
Warehouse/Workshop	76.68	825
W/C		
1st Floor Mezzanine		
Storage	153	1647
Office	30.4	327
Total Approximate Net Internal Area	348.37	3,750



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Rates

NAV: £8,400

Non-Domestic Rate in £ (23/24): 0.541079

Rates Payable: £4,545.06 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Lease

Length of lease by negotiation.

Rent

Inviting offers in the region of £15,000 per annum.

Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the building of which the subject premises forms part, to include building insurance and agents' management fees, which are calculated at 5% plus VAT of the annual rent.

VAT

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

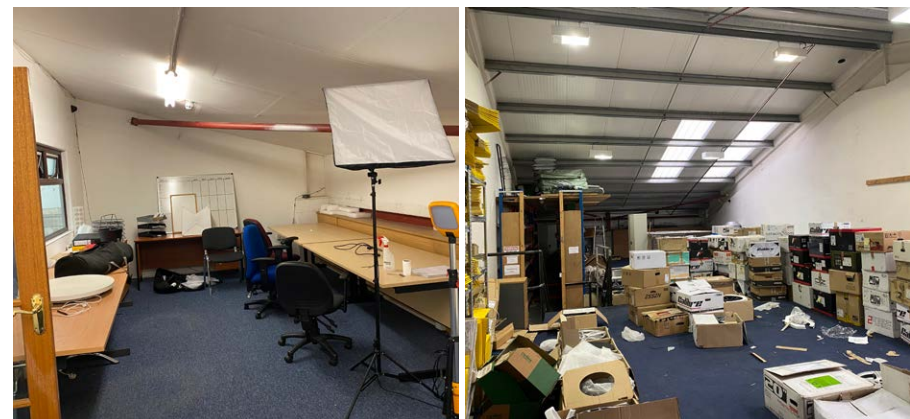
Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

Neil Mellon
07957 388147
nmellon@frazerkidd.co.uk

Beth Brady
07775924283
bbrady@frazerkidd.co.uk

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Disclaimer

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or 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 any intending purchasers or tenants 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 employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

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EPC

