

OK
T



TO LET

Unit 32, Dennison Industrial Estate, Ballyclare BT39 9EB

Warehouse accommodation extending to c. 7,872 sq ft (731 sq m)

LOCATION

Ballyclare is the largest settlement within Newtownabbey. The town is located c. 12 miles north of Belfast, c. 11 miles from Antrim, c. 15 miles from Ballymena, c. 3.5 miles from the M2 motorway intersection at Templepatrick and c. 5 miles from Mallusk.

Due to the town's close proximity to the M2 motorway it benefits from excellent transport links with the rest of the Province, the Belfast International Airport and the Port of Larne, which is a mere 15 minutes drive time away.

The unit forms part of the Dennison Industrial Park in Ballyclare with neighbouring occupiers including Fleck Car Repairs, DW Auto's, Kerr Tyres and the Dennison Bodyshop.

DESCRIPTION

The subject comprises a modern industrial unit with warehouse and ancillary office accommodation within a self-contained c. 0.4 acre site.

The building is of a steel portal frame construction with a double skinned insulated roof, block brick walls and translucent light panels and benefits from 5.5m eaves.

Internally the accommodation provides generous warehouse space with ancillary ground and first floor office space.

The office portion of the property benefits from male, female and disabled changing rooms and W/C facilities with office space on the first floor.

Available immediately on a 3 year lease.

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/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

FILE REF 8333



ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Warehouse	C. 526.1	5,663
Changing Rooms / Reception	C. 109.7	1,181
FIRST FLOOR		
Office 1	C. 21.9	236
Office 2	C. 17.6	189
Fitness Suite	C. 56	603
TOTAL ACCOMMODATION	C. 731.3	7,872

C. 5
MILES

FROM MALLUSK



VERY ACCESSIBLE
LOCATION CLOSE TO
M2 MOTORWAY



COMPETITIVE
RENTAL AND
FLEXIBLE TERMS



UNIT OF
C. 7,872 SQ FT
(731 SQ M)



**Unit 32
Dennison Ind. Estate
Ballyclare BT39 9EB**

FOR IDENTIFICATION
PURPOSES ONLY



LEASE DETAILS

RENT: £42,000 per annum
TERM: 3 year lease available
SERVICE CHARGE: Tenant will pay a fair proportion of the landlords costs and expenses in providing common services to the building
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

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

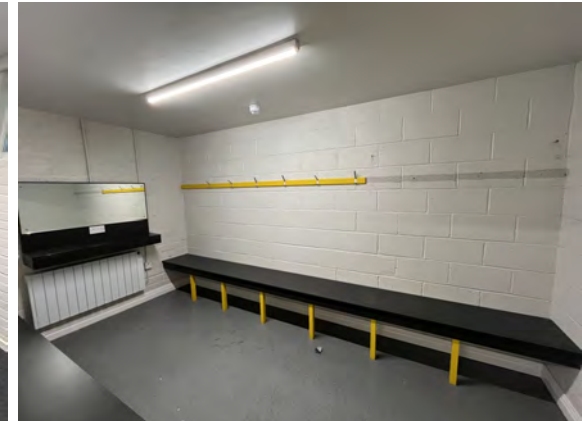
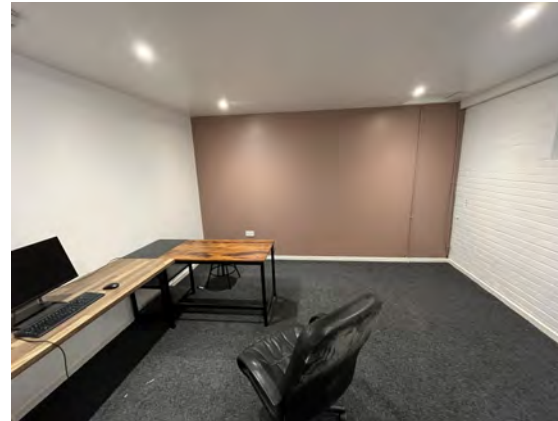
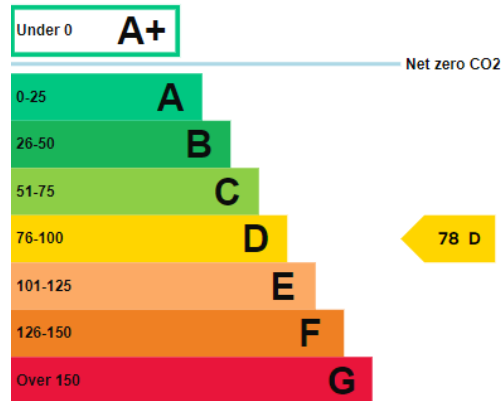


NAV (RATES PAYABLE)

NAV: £20,100.

Estimated Rates Payable in accordance with LPS: £11,363.09

Please note that all prospective tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

MARK PATTERSON
mark.patterson@okt.co.uk

ROSS PATTERSON
ross.patteson@okt.co.uk



O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at 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 their accuracy is not guaranteed and any intending purchaser or tenant 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 the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.