

Units 5 & 6, 1 Woodside Road Industrial Estate, Woodside Road, Ballymena, BT42 4HX

To Let

Modern High Bay Warehouse premises of c. 10,596 sq ft (c. 984 sq m) with 7.2m Eaves Height



Lambert
Smith
Hampton

Location

Ballymena is one of Northern Ireland's largest provincial towns located in County Antrim. The borough has a total population of c.58,500 persons, half of which live in the town of Ballymena. Ballymena benefits from a catchment of around 270,000 people within a 30-minute drive.

Woodside Road Industrial Estate is situated c. 1.5 miles outside of Ballymena Town Centre and c. 1 mile from Broughshane. It is a well-established industrial estate with nearby occupiers including Raceview Karting, CP Hire, Doherty & Gray, Thermo King, AJF Engineering and MEF Mechanical & Electrical Fixings.

The location benefits from ease of access to M2 Motorway (approx. 1 mile).

Woodside Road is accessed off the A42 Raceview / Broughshane Road (opposite Ballymena Rugby Club).

Description

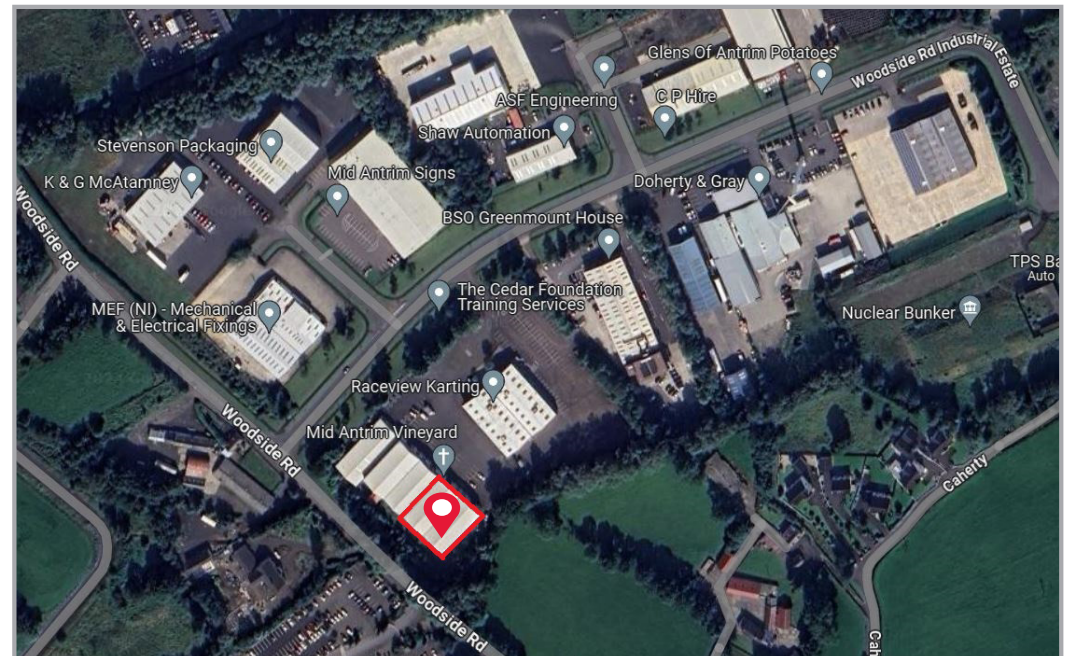
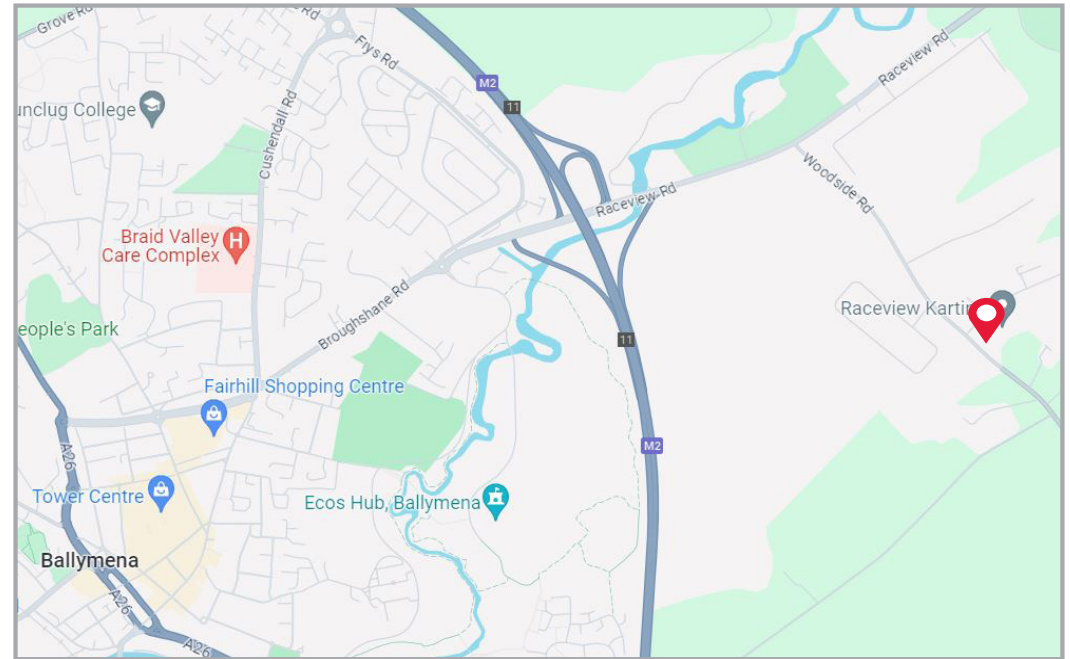
- Approximately 10,596 sq ft high bay modern warehouse unit;
- Generous Eaves Height of 7.20m;
- Apex Height of 9.05m;
- 2 no. Electric Roller Shutter Doors with 5.4m height clearance;
- 3 Phase Power Supply;
- Steel Portal Frame Construction;
- Blockwork construction / smooth face blockwork on external elevations;
- Smooth concrete floor;
- LED Spot Lighting;
- Alarm system;
- 15 no. car parking spaces to the front yard area;
- Additional Yard area to the gable end of the units.

Schedule of Accommodation

Unit	Sq Ft	Sq M
Units 5 & 6	10,596	984.40

Energy Performance Certificate

EPC Rating: C67



For Indicative Purposes Only







Rates

We are advised by Land & Property Services of the following:

Units 5 & 6 Woodside Road Industrial Estate

Net Annual Value: £32,200.00

Rate in £ 24/25: £0.565328

Rates payable (if applicable): £18,203 per annum.

Lease Details

Term - By negotiation

Rent - £55,600 per annum (£5.25 per sq ft)

Repairs - Full repairing and insuring

Insurance - The tenant will reimburse the landlord with the cost of insuring the premises

Service Charge - A Service Charge will be levied to cover the costs of estate management.

Value Added Tax

We are advised that the subject premises is VAT registered and therefore VAT will be charged in addition to the prices quoted.

Viewing Details / Further Information

**Lambert
Smith
Hampton**

Phil Smyth

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