

TO LET

Unit 1A Global Point Avenue, Newtownabbey, BT36 5TB

PROMINENT HIGH BAY WAREHOUSE AND YARD APPROXIMATELY 8,150 SQ FT

Lisney

COMMERCIAL REAL ESTATE



OUTLINE FOR INDICATIVE PURPOSES ONLY

FEATURES

Prominent location off Corr's Corner roundabout with convenient access to the motorway network, major airports and Belfast port

Warehouse accommodation of approx. 8,150 sq ft

Eaves of approx. 10m

Available immediately

LOCATION

Global Point Avenue occupies a prominent position on the A8 dual carriageway, accessed via the Corr's Corner roundabout and provides convenient access to the M2 motorway towards Belfast City Centre and both Belfast Airports as well as the ports at Belfast and Larne.

- 8 miles to Belfast Port
- 9 miles to Belfast City Centre
- 13 miles to Belfast City or International Airports
- 15 miles to Larne Port

The property forms part of the overall Global Point Business Park, which has seen significant investment from the likes of Queens University who are leading the construction of an Advanced Manufacturing Innovation Centre and Sensata Technologies who intend to occupy a newly constructed NI Technology Centre.

DESCRIPTION

The unit forms part of Unit 1A Global Point Avenue and extends to approximately 8,150 sq ft.

The warehouse which is of steel frame construction with metal cladding has been finished to a high standard to include concrete floors, electric roller shutters, LED lighting and three phase power.

The property is high bay in nature providing approx. 10m of clearance to the underside of the eaves and 11m to the apex.

The property also benefits from an external yard which provides ample circulation space and car parking.



ACCOMMODATION

The areas below are approximate areas.

Description	Sq Ft	Sq M
Unit 1A	8,150	757

RATES PAYABLE

To be confirmed.

LEASE DETAILS

Rent:	£47,500 per annum, exclusive
Term:	By negotiation
Repairs:	Fully Repairing and Insuring
Insurance:	Tenants will be responsible for reimbursing the Landlord with the cost of the insurance premium for their unit.



LOCATION



VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

EPC

The full Certificate can be made available upon request.

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 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>.

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Viewing Strictly by appointment with the sole letting agent Lisney.

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