

TO LET - WAREHOUSE UNIT

UNIT 3 - Abbey Business Park, Newtownabbey, BT36 7EE

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KEY BENEFITS

- Warehouse Unit extending to 3,518 sq ft.
- Prominent location, just off Mill Road.
- Ease off access to motorway networks, with Belfast International Airport and Belfast City Airport located 23 minutes and 13 minutes away respectively.

LOCATION

- Abbey Business Park is located in Newtownabbey, it comprises a total of 22no. warehouse units and is approached by an access road from Mill Road via Shore Road, immediately south-west of the Airtastic Entertainment Centre.
- Newtownabbey is a densely populated borough of Northern Ireland, located 5 miles North of Belfast City Centre and is a major retail destination in Northern Ireland.
- Mill Road and Shore Road are busy thoroughfares in North Belfast providing excellent road links to the surrounding area of Newtownabbey, the M2 motorway and Belfast City Centre, which is approximately three miles south of the subject.
- Abbey Business park is located next to Abbey Centre Shopping centre and Logwood Retail Park
- Belfast International Airport is approximately 23 minutes away and George Best Belfast City Airport is 13 minutes from the property.

**BELFAST
INTERNATIONAL
AIRPORT**

23[⌚] MINUTES
18.3 MILES

**BELFAST
CITY
AIRPORT**

13[⌚] MINUTES
7.3 MILES

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M2 motorway

DESCRIPTION

- The property comprises of a ground floor warehouse unit with WC and office.
- An electric roller shutter door provides access for loading and unloading to the unit.

ACCOMMODATION

AREA

3,518 sq ft

327 sq m

RENT

- £25,000 per annum exclusive.

TERM

- 5 or 10 year lease.

RATES

- Rates payable are estimated at £7,518.86 per annum.

SERVICE CHARGE

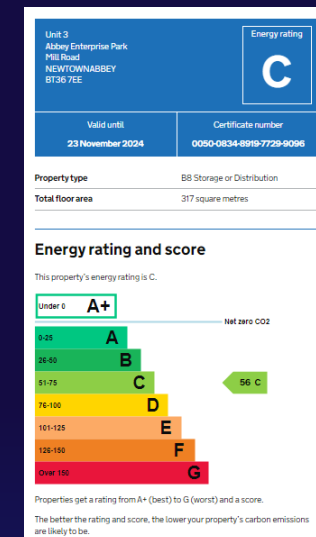
- A service charge will be levied to cover external repairs and maintenance to common areas. Currently estimated at £2,715 per annum.

VAT

- All prices quoted are exclusive to VAT which may be chargeable.

EPC

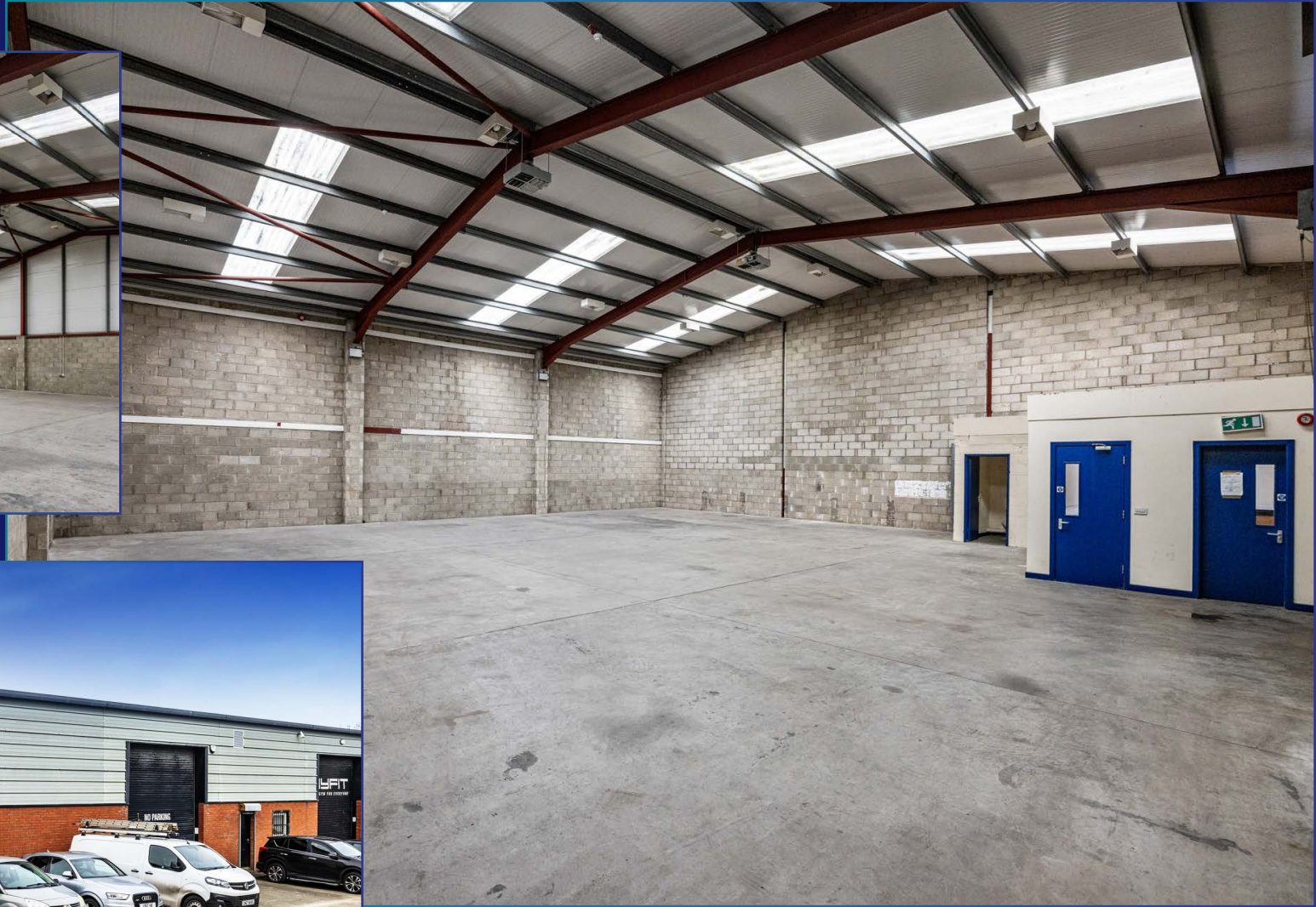
- A copy of the EPC Certificates are available below and can be made available on request.



*Boundary area for indicative purpose only

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CONTACT INFORMATION

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