



**OK  
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# **TO LET** (Following Reinstatement)

## **2 Kilbride Road, Doagh, Ballyclare BT39 0QA**

Modern warehousing / manufacturing facility with ancillary office accommodation on a stand alone site of c. 5.1 acres



# 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.

The subject facility is strategically located on the Kilbride Road, Doagh only a short distance from Ballyclare and c. 15 miles from Belfast and c. 10 miles from Antrim

The location enjoys excellent transport links via the nearby M2 motorway (Junction 5), providing ease of access to the wider Province and nearby airports and ports.

# DESCRIPTION

The subject comprises of a modern warehousing / manufacturing facility arranged over three interconnecting buildings, along with ancillary office accommodation and dedicated yard space providing marshalling areas and staff parking.

The accommodation is in very good condition and suitable for immediate occupancy.

The warehousing which is steel portal frame with eaves height of up to 25ft

(17.6 m) has polished concrete floors and translucent roof panels.

The office accommodation is finished to an excellent standard to include double glazed windows, plastered / painted walls and air conditioning.

## 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/uk/si/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 8082



C. 10  
MILES

FROM MALLUSK

C. 15  
MILES

FROM BELFAST



LOCATION CLOSE  
TO M2 MOTORWAY



TOTAL SIZE  
C. 73,773 SQ FT  
(6,854 SQ M)



# ACCOMMODATION

## WAREHOUSE 1

Extends to c. 26,105 sq ft to include 8,000 sq ft of offices over 2 floors

## WAREHOUSE 2

Extends to c. 21,000 sq ft over ground and mezzanine to include covered canopy of 3,000 sq ft

## WAREHOUSE 3

Extends to c. 26,668 sq ft to include 8,262 sq ft of offices, showroom and canteen

**TOTAL ACCOMMODATION**    C. 73,773 sq ft    6,854 sq m

AVAILABLE IN ITS ENTIRETY OR IN PARTS

# SPECIFICATION

- Modern manufacturing / warehouse facility
- Eaves height up to 25ft
- Large cubic storage capacity
- Extensive staff & customer parking area together with marshalling space
- 3 Phase electricity
- Air conditioned offices
- Smooth concrete floors in warehousing sections
- Integrated modern office accommodation
- Generous staff facilities to include fully fitted kitchen





# LEASE DETAILS

RENT: On application  
TERM: Flexible lease terms

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.

## VAT

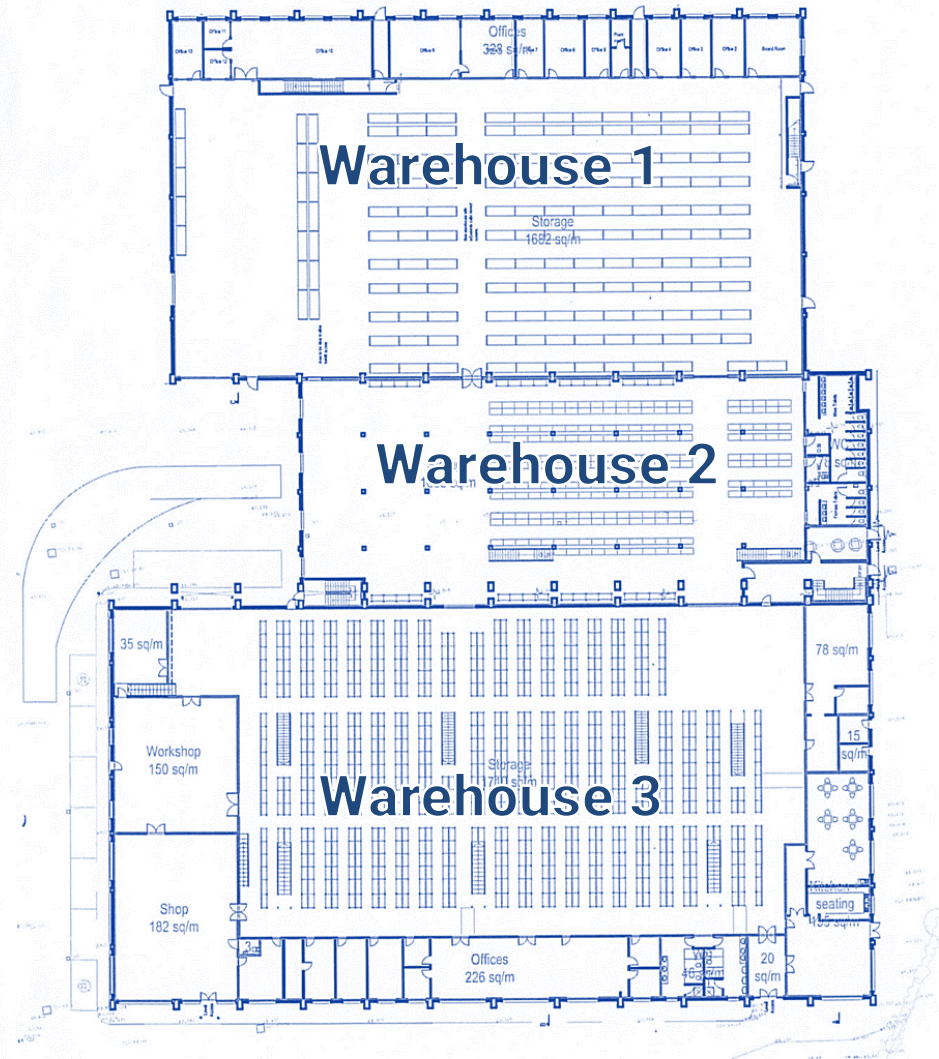
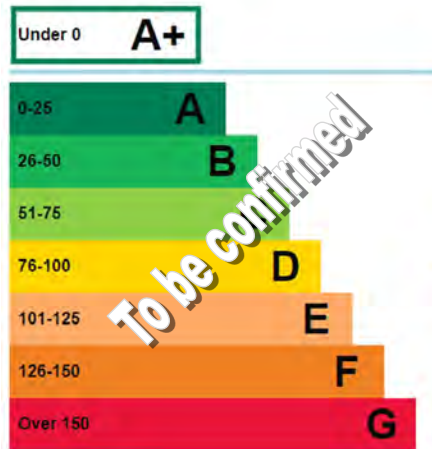
All prices, outgoings etc are exclusive of, but may be subject to VAT.

## NAV (RATES PAYABLE)

NAV: £149,000

Estimated rates payable in accordance with LPS Website:  
£84,233.87

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

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### O'CONNOR KENNEDY TURTLE

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