



Not To Scale. For indicative purposes only.

## To Let Warehouse Premises

Units 33 & 34, Antrim Business Park,  
Randalstown Road, Antrim BT41 4LD



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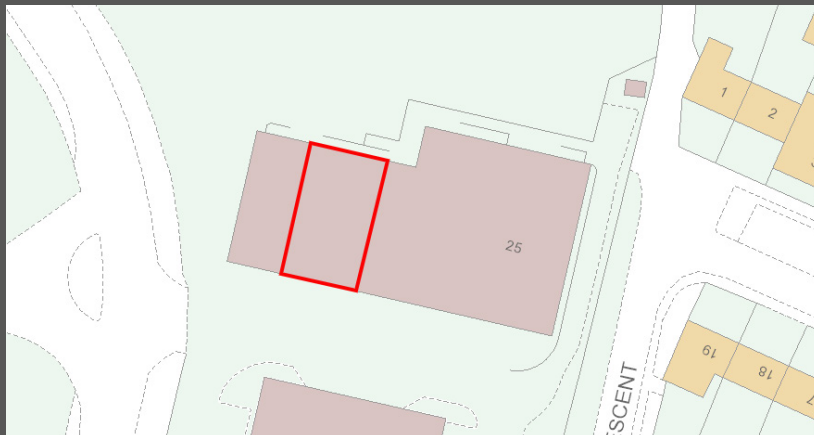
## Summary

- Prime warehouse premises located within Antrim Business Park.
- Situated conveniently close to the M2 Motorway and Antrim Town Centre.
- Double warehouse unit with two electric roller shutters extending to c.3,081 sq ft.
- Suitable for a range of commercial uses, subject to any statutory planning consents.

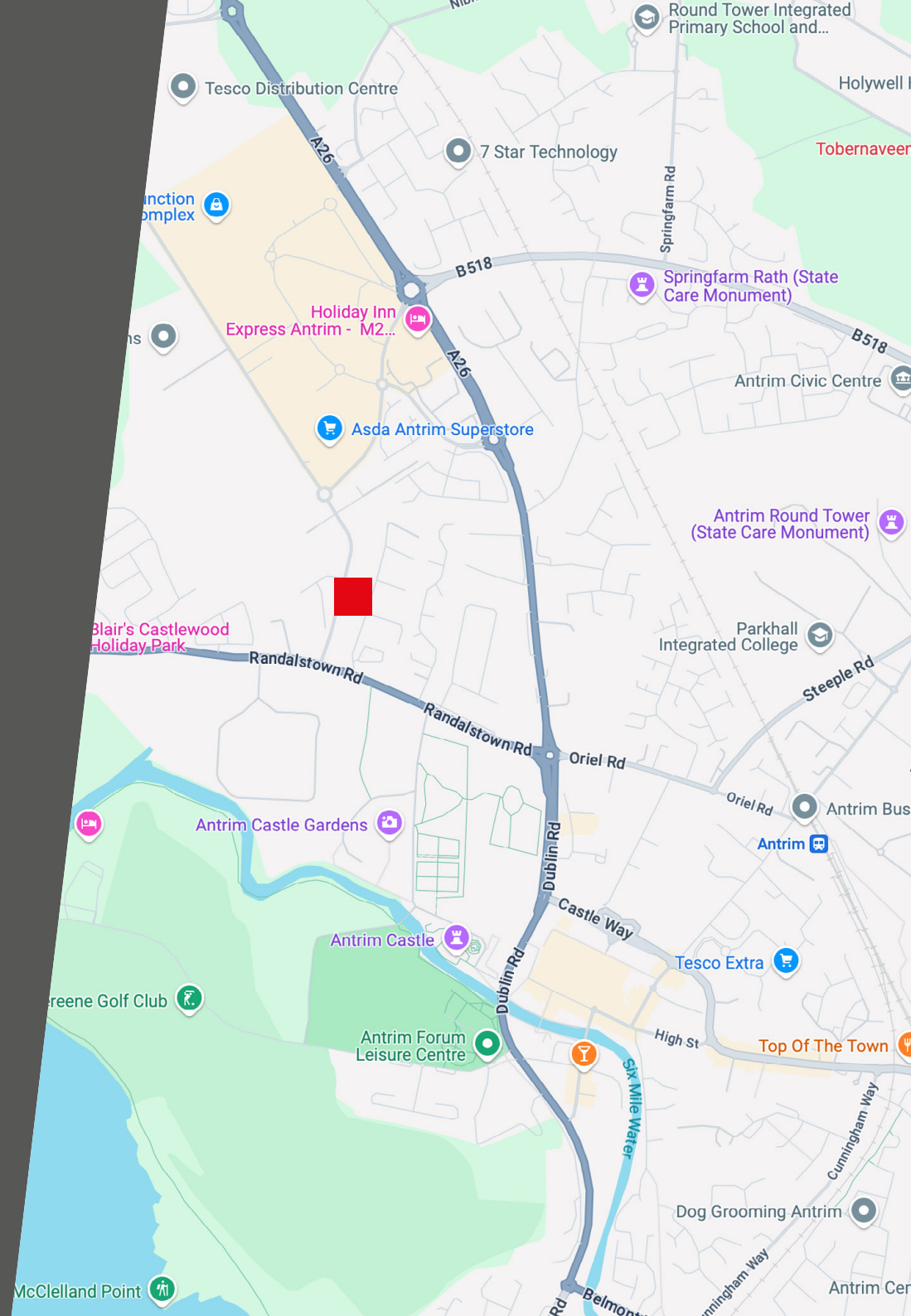
## Location

The subject property is located within Antrim Business Park accessed from the Randalstown Road. Antrim Business Park is situated in a highly convenient location, adjacent to Junction One Retail Park, approximately 1 mile from Antrim Town Centre and approximately 2 miles south of Junction 1 of the M2 motorway.

Neighbouring occupiers include, Antrim Tile & Bath, Antrim Auto Parts, Shrubs & Tubs, Radox Science Park, Asda, Starbucks & McDonalds.



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## Description

The property comprises a light industrial unit of steel portal frame construction with facing block/insulated metal clad elevations, insulated metal clad roof with translucent panels, concrete flooring, two electric roller shutter doors, three phase power supply and CCTV cameras. Eaves height is approximately 4.43m. The property is partially fitted out with stud walls and a suspended ceiling, providing for a long office down one side of the warehouse, plus a store, kitchenette and a toilet along the back of the warehouse. The internal stud fit-out can be easily removed to provide a larger warehouse floor. The business park is secured with perimeter security fencing, gated entrances, and external lighting.

## Accommodation

We calculate the approximate Gross Internal Area of the property to be c. 3,081 sq ft (286.19 sq m).

## Rates

NAV: £11,800

Non-Domestic Rate in £ (24/25): 0.565328

Rates Payable: £6,670.87 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

## Lease

Length of lease by negotiation

## Rent

Inviting offers in the region of £18,000 per annum.



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## Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

## Service Charge

Tenant to be responsible for payment of a Service Charge in connection with the upkeep, maintenance and repair of the property and business park of which the subject premises forms part, plus repayment of the landlords building insurance premium.

## Management Fee

Tenant to be responsible for payment of agent management fee's, calculated at 5% + VAT of the annual rent.

## VAT

The property is opted for tax; therefore, VAT is payable.

## Viewing

Strictly by appointment with the sole letting agents:

**Frazer Kidd**

028 9023 3111

[mail@frazerkidd.co.uk](mailto:mail@frazerkidd.co.uk)





For further information please contact:

**Brian Kidd**  
07885 739063  
bkidd@frazerkidd.co.uk

**Neil Mellon**  
07957 388147  
nmellon@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB  
028 9023 3111  
mail@frazerkidd.co.uk  
frazerkidd.co.uk

**Disclaimer**

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or 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 any intending purchasers or tenants 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 employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 – <http://www.legislation.gov.uk/uksi/2017/692/made>. In accordance with legislation, any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Frazer Kidd LLP. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.

## EPC

