

To Let – Modern Warehouse / Business Unit Premises

Unit 14A, Avondale Industrial Estate, Ballyclare, BT39 9AU

James Nelson

Surveyor +44 (0) 28 9031 6121 +44 (0) 7403 821012 James.t.nelson@avisonyoung.com



Property Overview

Location

Ballyclare is a popular commuter town given its close proximity to the motorway network providing easy access to Belfast and other parts of NI. Ballyclare is c. 13 miles north of Belfast, 11miles from Antrim and 15 miles from Ballymena.

More specifically the subject property occupies a large site within Avondale Industrial Estate, accessed via the Mill Road. Avondale and Dennison Industrial Estate is the premier industrial location. The area benefits from being just off the Templepatrick Road (A57) which provides easy access to the M2 both North and South bound as well as the A8 offering easy access to the Larne, one of the two countries major ports.

Neighbouring occupiers include Kerr's Tyres, Curry's Belfast Depot, One Step Insulation and D.C Packaging Tapes Ltd.



Highlights

- 5.2m eaves height
- Electric Roller Shutter Door
- External office with direct access to warehouse floor
- Benefits from a large yard to front / side over a 0.5 acre site

Accommodation

Description	Sq Ft	Sq M
Warehouse	4,642	431.25
Warehouse Mezzanine	2,492	231.51
Office	503	46.73
Total	7,637	709.49

Description

The subject comprises a high quality warehouse / business unit premises within Avondale Industrial Estate.

The building is of steel portal frame construction with part block brick walls and cladding above. Internally the warehouse has an eaves height ranging of 5.2m and benefits from c. 10% Perspex roof tiles and centrally located florescent tube lighting. Internal specification includes a central electric roller shutter door, concrete floor and large mezzanine area. Additionally, a small staff and store area are provided along with an external office building, which benefits from direct access int the warehouse.

Externally the property benefits from a good amount of yard space / parking, with the subject units site extending c. 0.5 acres, which offers a particularly low 24% site coverage.

Rates

NAV: £19,500 Rate £ 24/25: £0.565328

Rates Payable: Approx £11,024 p.a.

Lease Terms

Term: New 10 year lease with 5 year break.

Rent: On Application.

Repairs: Full repairing and insuring terms.

Insurance: Tenant to reimburse the Landlord in respect of the insurance

premium.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

EPC

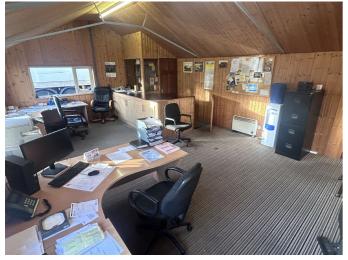
EPC Ordered - Rating Pending.



Photo Gallery











Avison Young | Unit 14A, Avondale Industrial Estate, Ballyclare – To Let

To find out more, please contact:

James Nelson +44 (0)28 9031 6121 +44 (0)7403 821012 James.t.nelson@avisonyoung.com

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 4. All prices quoted are exclusive of VAT.
- 5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- . Corporate structure and ownership details.
- 2. Identification and verification of ultimate beneficial owners.
- 3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.



avisonyoung.co.uk