



To Let – Modern Warehouse / Business Unit Premises

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

James Nelson

Surveyor

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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, 11 miles 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

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

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 into 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



To find out more, please contact:

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