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FOR SALE / TO LET

**14, Plasketts Close, Kilbegs Business Park, Kilbegs Road,
Antrim, BT41 4LY**

High Spec / High Bay Modern Warehouse / Distribution Unit of c. 19,200 sq ft with Modern Office Accommodation of c. 2,576 sq ft
on a Site of c. 1.2 Acres

LOCATION

Kilbegs Business Park is located c. 1 mile from Antrim Town Centre and c. 14 miles North West of Belfast City. The subject property is prominently located off the rear access road to The Junction, Northern Irelands premier retail outlet shopping centre and leisure park which attracts c. 50,000 to 60,000 people per week.

The subject is readily accessible being in close proximity to Dunsilly Roundabout providing ease of access to the M2 Motorway and A26 towards Ballymena and Coleraine. Belfast International Airport is located c. 5 miles to the south of Antrim and is one of Northern Irelands primary transport hubs that handles c. 5.2 million passengers and c. 48,000 tonnes of cargo on a yearly basis.

DESCRIPTION

The subject property is built to a modern high bay specification of steel portal frame construction with architectural block-work façade and insulated double-skin profiled steel cladding to the elevations/pitched roof fitted with part translucent panelling offering substantial levels of natural light and gas fired heating. The warehouse is accessible via three electric roller shutters.

The modern office space over ground and first floors is well fitted to include carpeted flooring, gas fired central heating (air conditioning in meeting room and Managing Directors office), suspended ceilings with recessed lighting, painted /plastered walls and modern kitchen / canteen facilities.

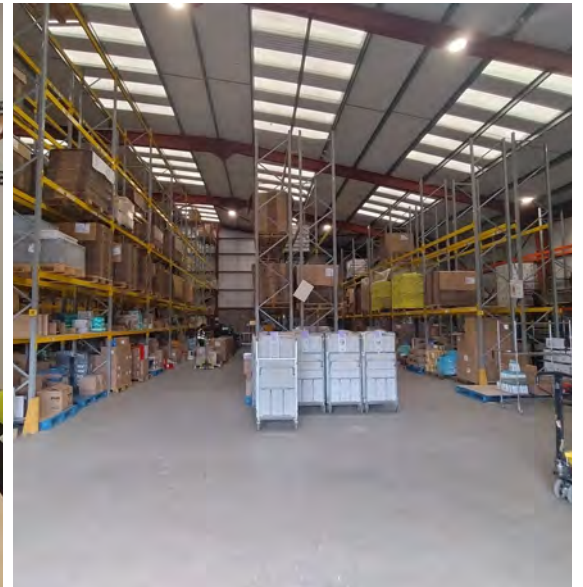
The unit benefits from c. 15 staff / customer car parking spaces to the front of the office block, remote controlled electrically operated entrance gate, security lights and burglar alarm and is one of the few stand-alone self contained properties in the area.

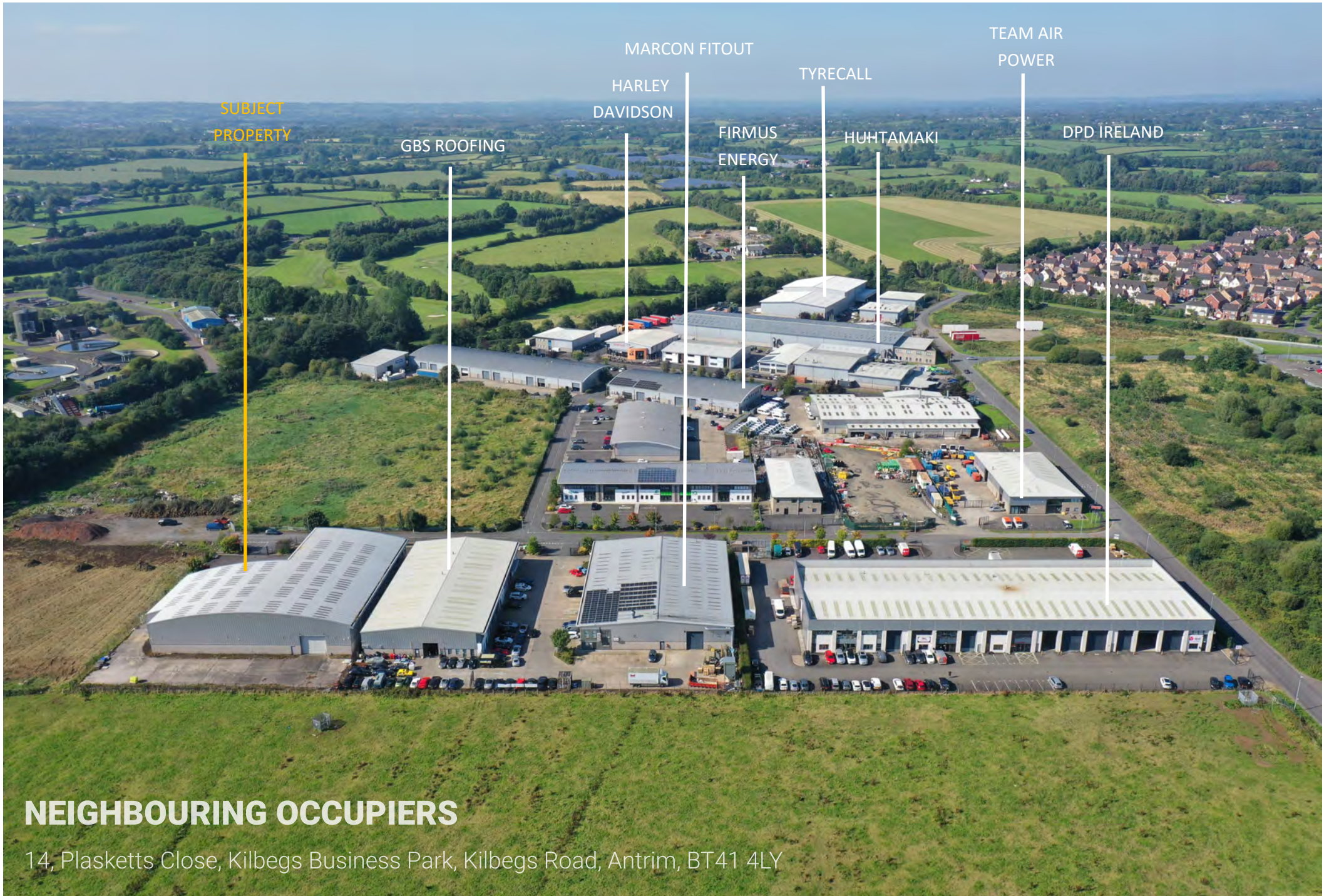
Other commercial occupiers in the area include Maroon, Firmus Energy DPD, Huhtamaki & Tyrecall.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Warehouse 1 (Max eaves of c. 32 ft)	c. 762 sq m	8,200 sq ft
Warehouse 2 (Max eaves of c. 32 ft)	c. 1,022 sq m	11,000 sq ft
Offices (Inc. reception, 2 no. private offices, canteen & stores)	c. 105 sq m	1,133 sq ft
Male, Female & Disabled WCs		
FIRST FLOOR		
Offices (Inc. directors office, 5 no. private offices, kitchen & Store)	c. 134 sq m	1,443 sq ft
Male & Female WCs		
TOTAL ACCOMMODATION	c. 2,023 sq m	21,776 sq ft







SUBJECT
PROPERTY

GBS ROOFING

HARLEY
DAVIDSON

MARCON FITOUT

FIRMUS
ENERGY

TYRECALL

HUHTAMAKI

TEAM AIR
POWER

DPD IRELAND

NEIGHBOURING OCCUPIERS

14, Plasketts Close, Kilbegs Business Park, Kilbegs Road, Antrim, BT41 4LY

LEASE DETAILS

RENT: £180,000 per annum
TERM: Negotiable subject to periodic rent reviews
REPAIRS / INSURANCE: Full repairing and insuring lease

SALES DETAILS

PRICE: £2,000,000
TITLE: Long leasehold subject to nominal ground rent and estate service charge.

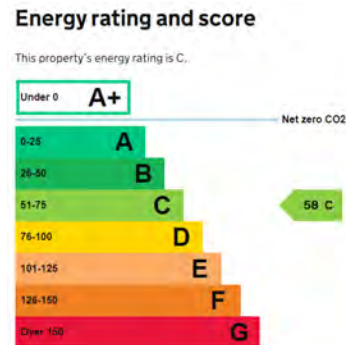
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

VAT

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

NAV (RATES PAYABLE)

NAV: £70,500
Estimated rates payable in accordance with LPS Website: £39,855.62
All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



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.

REF: 9951

FURTHER INFORMATION

For further information / viewing arrangements please contact:

IAIN MCCABE

iaain.mccabe@okt.co.uk

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at 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 their accuracy is not guaranteed and any intending purchaser or tenant 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 the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

