



**OK
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TO LET

Unit 16, Dennison Industrial Est., Ballyclare, BT39 9EB

Warehouse Accommodation of 12,368 sq ft (1,149 sq m)

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.

Due to the town's close proximity to the M2 motorway it benefits from excellent transport links with the rest of the Province, the Belfast International Airport and the Port of Larne, which is a mere 15 minutes drive time away.

Ballyclare forms part of the Newtownabbey Council Area, which has a population of c. 85,000 persons. The town also supports a significant rural hinterland and has recently become a commuter belt to Belfast and Newtownabbey due to the enhanced transport links with the dualled A8.

DESCRIPTION

The subject comprises a modern industrial unit with warehouse and office accommodation.

The unit forms part of the Dennison Industrial Park in Ballyclare with neighbouring occupiers including Fleck Car Repairs, Curry's and Dennison Bodyshop.

The building is of a steel portal frame construction with a double skinned insulated roof, block brick walls and translucent light panels.

Internally the accommodation provides generous storage space on the ground floor which is accessible via two 5m high, electrically operated roller shutter doors.

ACCOMMODATION

DESCRIPTION

WAREHOUSE

AREA (SQ M) AREA (SQ FT)

C. 1,149

12,368



FOR IDENTIFICATION PURPOSES ONLY

C. 5
MILES

FROM MALLUSK



VERY ACCESSIBLE
LOCATION CLOSE TO
M2 MOTORWAY



COMPETITIVE
RENTAL AND
FLEXIBLE TERMS

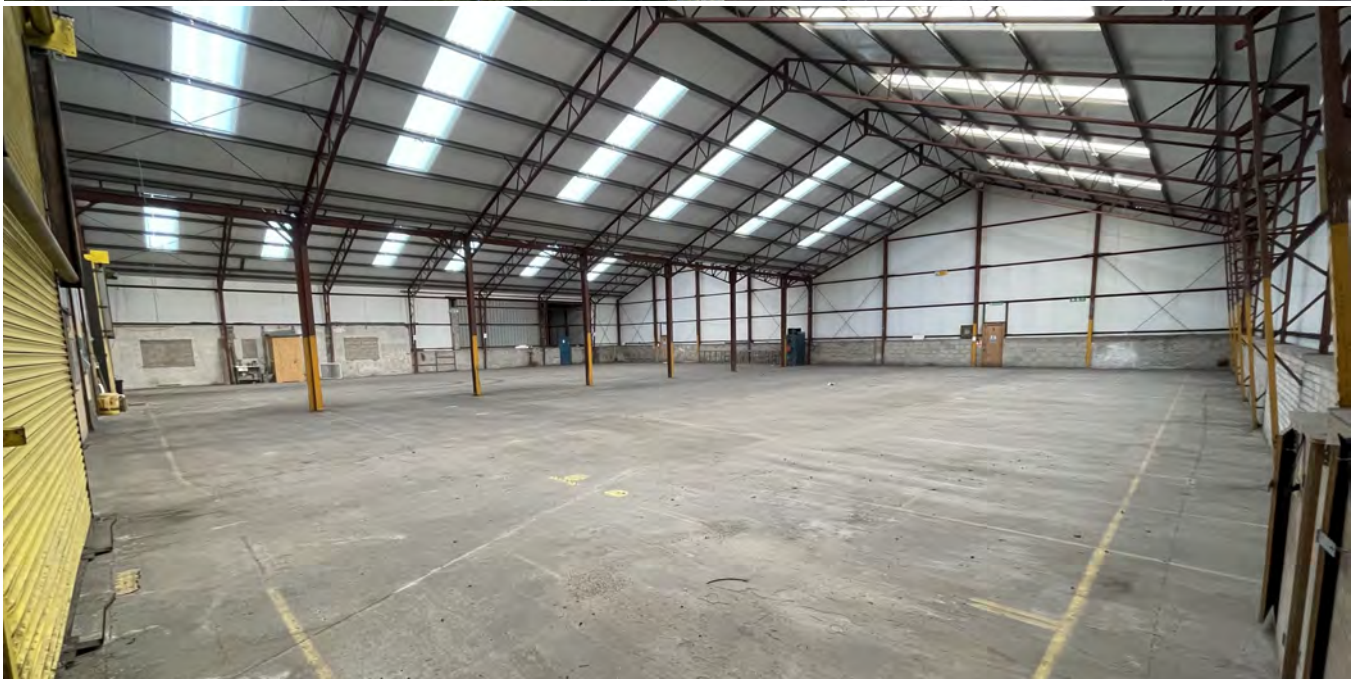


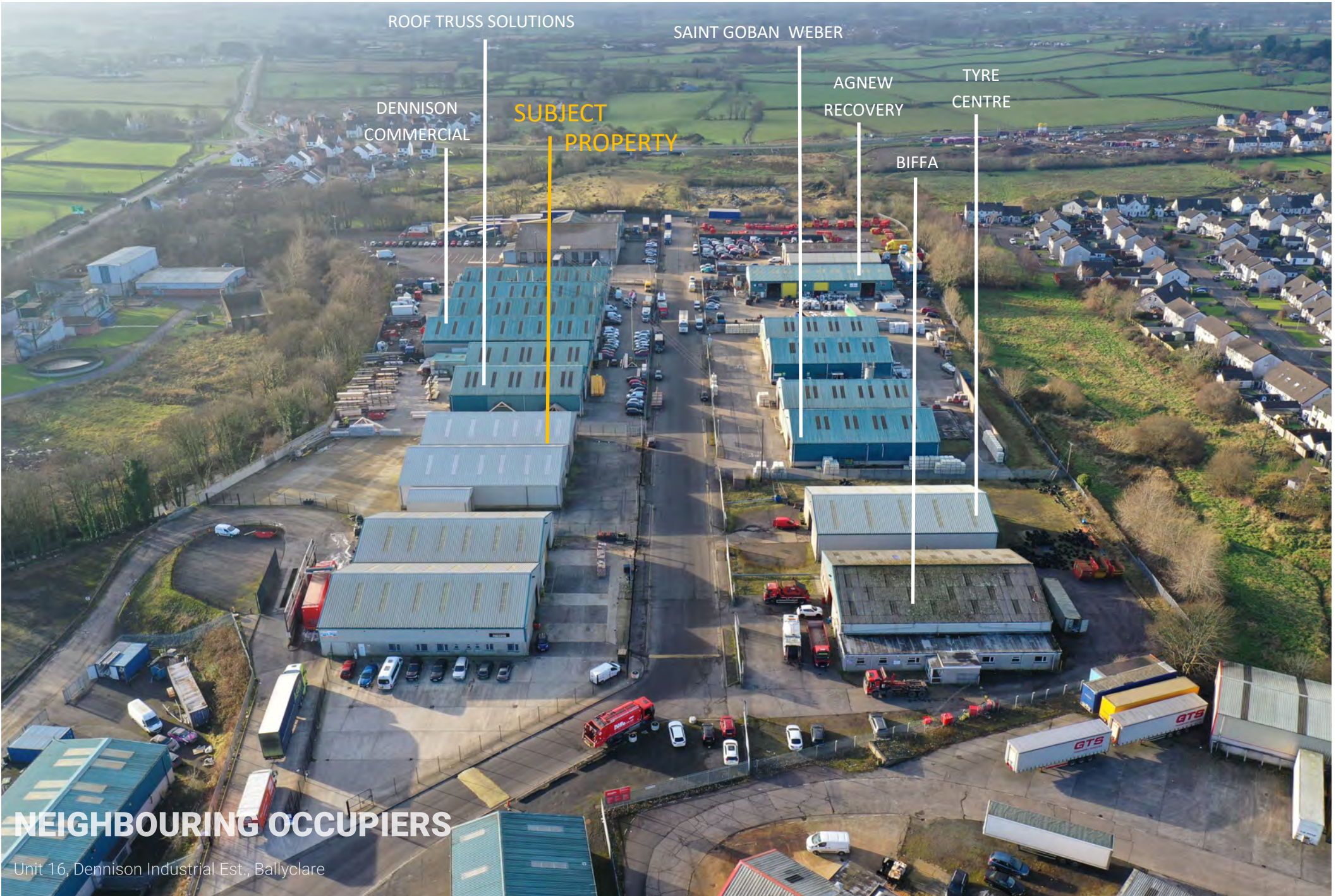
UNIT OF
C. 12,368 SQ FT
(1,149 SQ M)



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ROOF TRUSS SOLUTIONS

DENNISON
COMMERCIAL

SUBJECT
PROPERTY

SAINT GOBAN WEBER

AGNEW
RECOVERY

BIFFA

TYRE
CENTRE

NEIGHBOURING OCCUPIERS

Unit 16, Dennison Industrial Est., Ballyclare

LEASE DETAILS

RENT: On application
TERM: 10 year lease with 5 yearly rent reviews
SERVICE CHARGE: Tenant will pay a fair proportion of the landlords costs and expenses in providing common services to the building

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

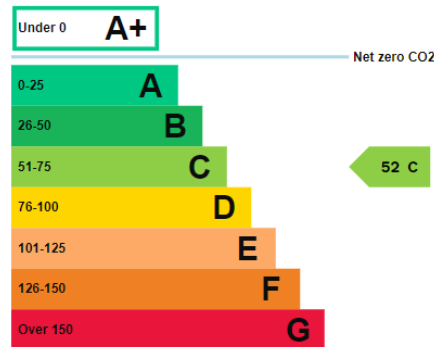
All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

NAV: £33,200

Estimated Rates Payable in accordance with LPS: £17,963.82

Please note that all prospective 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/uksi/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: 8333

FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

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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.