



To Let First and Second Floor Office
300-302 Antrim Road, Glengormley BT36 5EG



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

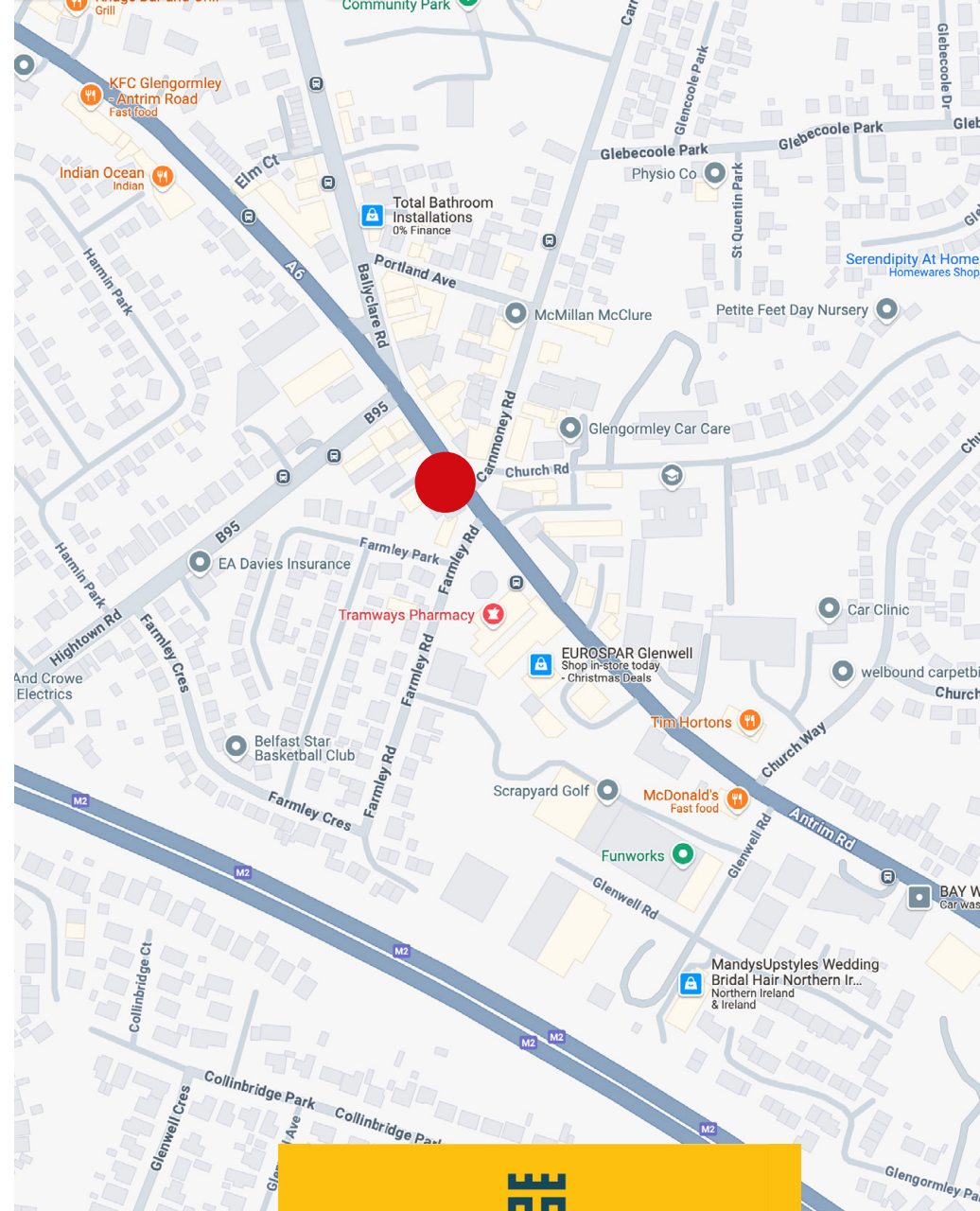
- Fantastic office suites over two floors
- Prominent location within glengormley
- Suitable for a wide variety of uses subject to planning

LOCATION

- The property occupies a highly prominent location fronting onto the Antrim Road in the centre of Glengormley, approximately 6 miles north of Belfast City Centre.
- The location is highly accessible due to its proximity, to Junction 4 of the M2 Motorway at Sandyknowes and A8 Larne Road.
- Local parking and public transport available.

DESCRIPTION

- The offices are accessed directly from Antrim Road via communal lobby with stairwell access to each floor and are available with minimal ingoing expenditure.
- Within the first floor there is an open plan office area, two private offices, a kitchen and two WC's. The second floor comprises of another open plan office area, two private offices and two WC's.
- Previously occupied by a charity, this office would be perfect for a number of different uses, subject to gaining the necessary planning consents.



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LEASE DETAILS

Rent:	£12,000 per annum, exclusive.
Term:	Negotiable.
Repairs & Insurance:	Tenant responsible for all repairs and reimbursement of the buildings insurance premium to the Landlord.
Service Charge:	A service charge will be levied to cover a fair proportion of the cost of external repairs, upkeep of communal areas, agent's management fees and any other reasonable outgoings of the Landlord.
Security Deposit:	Landlord may request a security deposit be retained for the term of lease.



ACCOMMODATION

Floor	Description	Sq M	Sq Ft
First Floor	Office 1		
	Office 2		
	Office 3		
	Kitchen		
	WC'S		
Total		114.08	1,228
Second Floor	Office 1		
	Office 2		
	Office 3		
	Kitchen		
	WC'S		
Total		77.39	834
Total		191.47	2,061

RATES

NAV = £12,700

Rate in £ 2024/25 = 0.565328

Estimated Rates Payable 2024/25 = £5,743.73 (including 20% SBRR)

*Prospective tenants to make enquiries on rates directly with LPS

VAT

All prices and outgoings are exclusive of but may be liable to Value Added Tax.

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EPC



CONTACT

For further information or to arrange a viewing contact:

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