



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


McKIBBIN
COMMERCIAL
028 90 500 100

SUMMARY

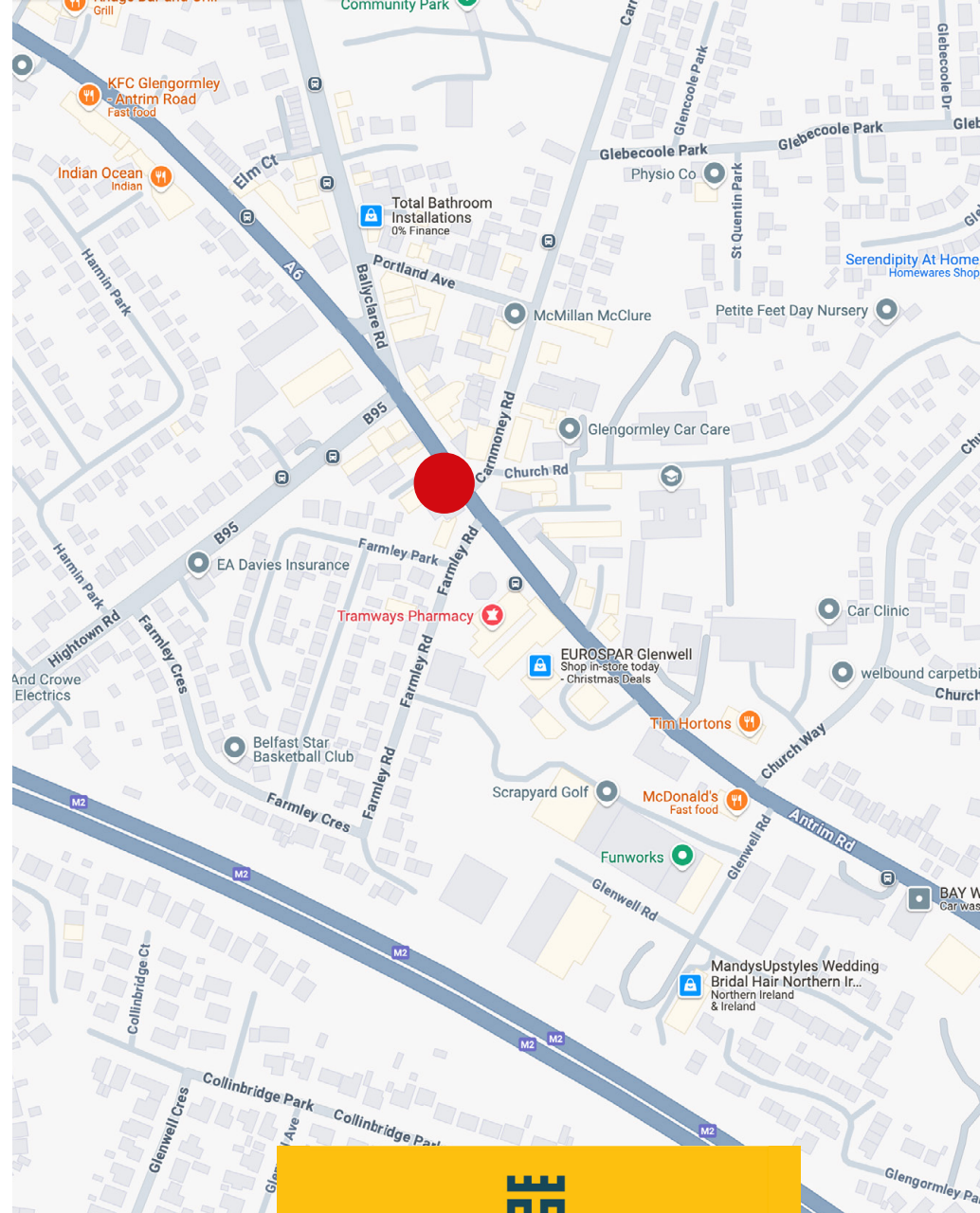
- Fantastic office suites over two floors
- Prominent location within glengormley
- Suitable for a wide variety of uses subject to planning

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.



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


McKIBBIN
COMMERCIAL
028 90 500 100

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.

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



EPC

Awaiting EPC.

CONTACT

For further information or to arrange a viewing contact:

Ben Escott

be@mckibbin.co.uk

McKibbin Commercial Property Consultants

Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

02890 500 100

property@mckibbin.co.uk

www.mckibbin.co.uk

Follow us for up-to-date news and information!



McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatever in relation to this property. As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 – <http://www.legislation.gov.uk/uksi/2017/692/made>. In accordance with legislation, any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McKibbin Commercial. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.

