



To Let Superb Office Premises
With Generous On Site Car Parking
14b Kilbegs Road, Antrim BT41 4NN



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

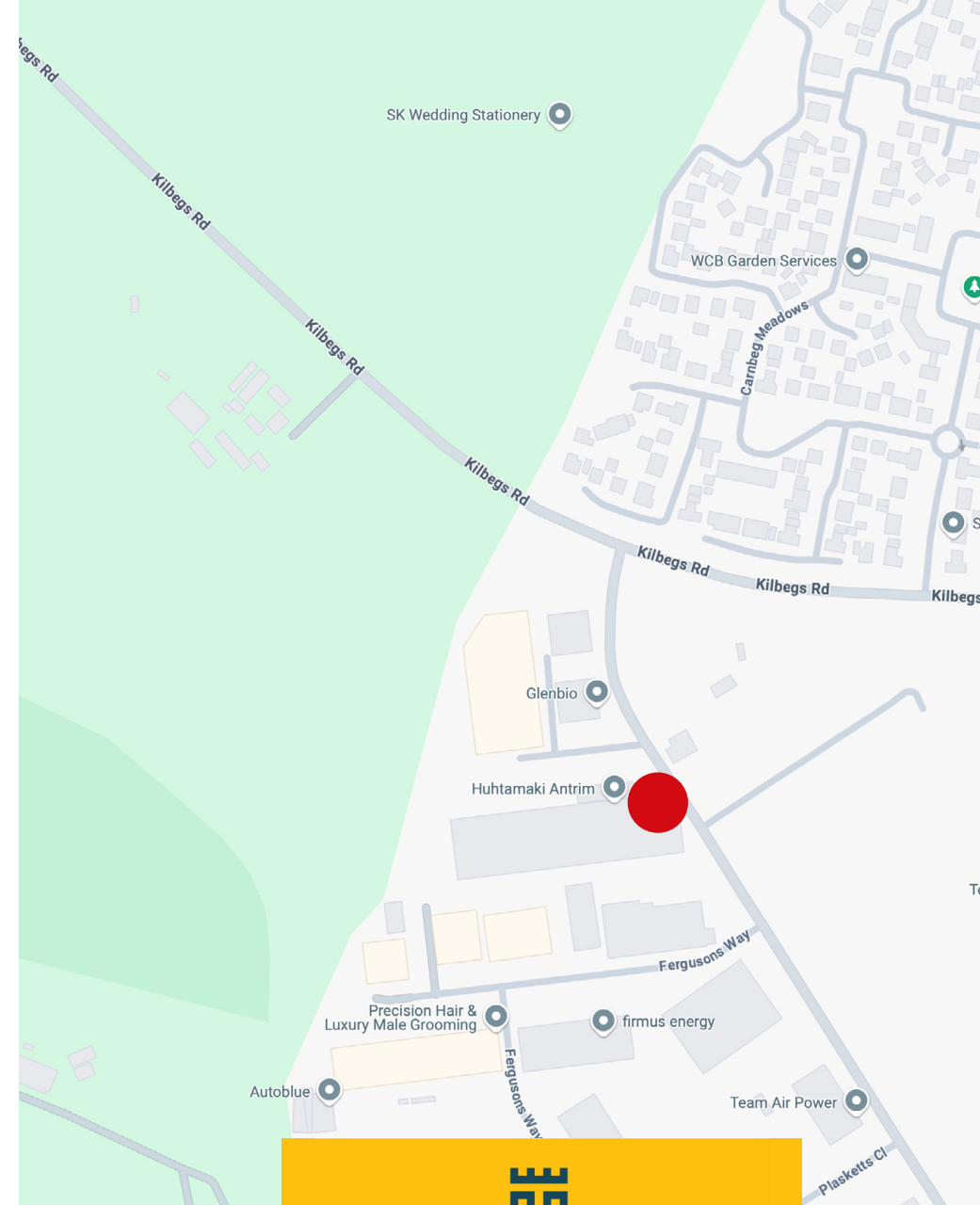
- Fantastic office suites over two floors
- Prominent location within Kilbegs Business Park, Antrim
- Private on site parking

LOCATION

- Kilbegs Business Park is located c. 1 mile from Antrim Town Centre and c. 18 miles from Belfast City Centre via the M2 Motorway
- The subject property is prominently located off the rear access road to The Junction, Northern Ireland's premier retail outlet shopping centre and leisure park.
- Private car parking for 20 vehicles on site

DESCRIPTION

- The offices are located within the Huhtamaki Antrim facility with private access and car parking to the front.
- Within the ground floor there is a large open plan office suite, boardroom, two kitchen areas and a three WC's.
- Stairs lead to the first floor which has two open plan office suites, one of which has 4 private offices, comms room and kitchenette. There are also two WC's.
- The offices are bright and spacious and finished to a good standard to include plastered and painted walls, carpeted floors and gas heating.
- An existing passenger lift could be recommissioned to provide upper floor access



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ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground	Office 1	189.10	2,035
	Kitchenette	9.03	97
	Boardroom	30.99	334
	Kitchen	7.12	77
	WC's		
Total		236.24	2,543
First	Office 2	193.97	2,088
	Kitchen	8.20	88
	Comms Room	4.75	51
	Office 3	69.82	752
	WC'S		
Total		276.74	2,979
Total		512.98	5,522

LEASE DETAILS

Rent:	£57,500 per annum, exclusive
Term:	Negotiable
Repairs & Insurance:	The tenant is to be responsible for all repairs and reimbursement of the building 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. Estimated to be £4,500 + VAT p.a
Security Deposit:	Landlord may request a security deposit be retained for the term of lease.

RATES

NAV = £TBC
Rate in £ 2024/25 = 0.565328
Estimated Rates Payable 2024/25 = TBC

*Prospective tenants to make enquiries on rates directly with LPS

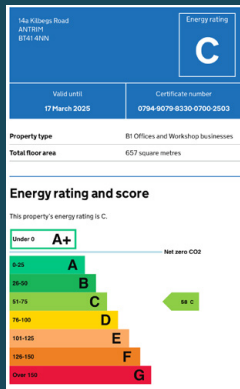
VAT

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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