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 Irelands 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
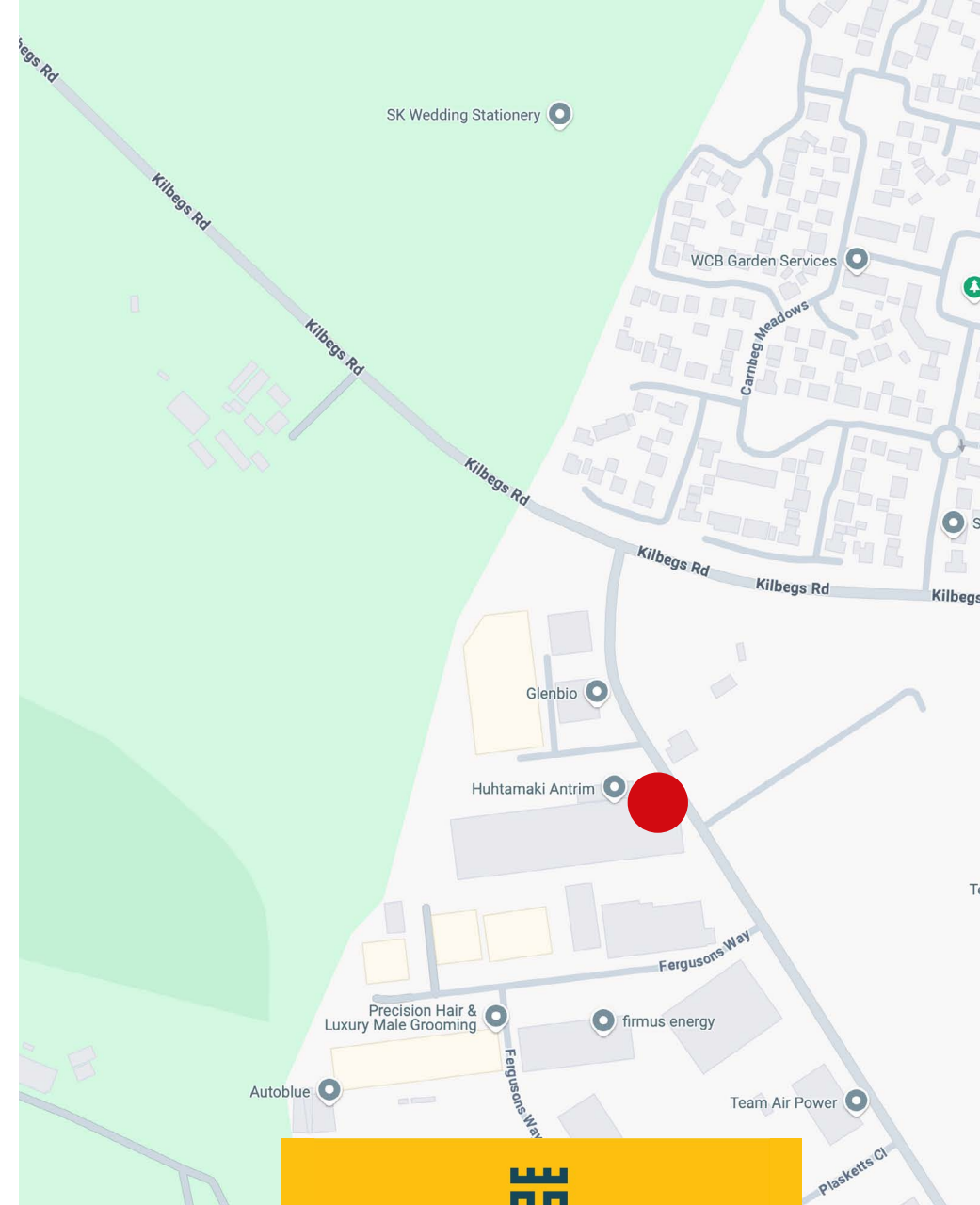
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ACCOMMODATION

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
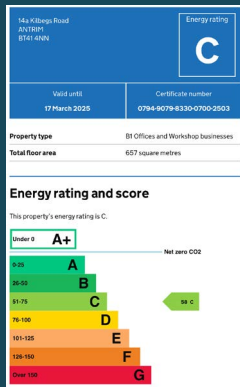
VAT

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

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EPC

14a Kilbegs Road
ANTRIM
BT41 4NN

Energy rating

C

Valid until	Certificate number
17 March 2025	0794-9079-8330-0700-2503

Property type	B1 Offices and Workshop businesses
Total floor area	657 square metres

Energy rating and score

This property's energy rating is C.

CONTACT

For further information or to arrange a viewing contact:

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