

**OK
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CGI IMPRESSION OF FINISHED UNIT

Unit 2, Plasketts Close, Kilbegs Business Pk, Antrim, BT41 4NN

New Build High Bay Light Industrial Unit of c. 10,000 sq ft.

TO LET

LOCATION

Kilbegg Business Park is located c. 1 mile from Antrim Town Centre and c. 14 miles North West of Belfast City. The subject property is prominently located off the rear access road to The Junction, Northern Irelands premier retail outlet shopping centre and leisure park which attracts c. 50,000 to 60,000 people per week.

The subject is readily accessible being in close proximity to Dunsilly Roundabout providing ease of access to the M2 Motorway and A26 towards Ballymena and Coleraine. Belfast International Airport is located c. 5 miles to the south of Antrim and is one of Northern Irelands primary transport hubs that handles c. 5.2 million passengers and c. 48,000 tonnes of cargo on a yearly basis.

DESCRIPTION

The subject unit will comprise a c. 10,000 sq ft portal framed new build high bay light industrial building with the use of c. 38 no communal car park spaces.

The unit will have crane beams running its full length and an eaves height of c. 8m / 30 ft with pedestrian access to the front and roller shutter access to the rear via a communal service yard.

The unit will be built to developers shell condition with capped services to the front on the unit ready for tenant fit out - see attached architects drawings for additional construction details.

The unit is scheduled to be ready for occupation in Summer 2025 however this could be brought forward if required - further details on request.

ACCOMMODATION

DESCRIPTION

Warehouse

AREA (SQ M)

c. 392 sq m

AREA (SQ FT)

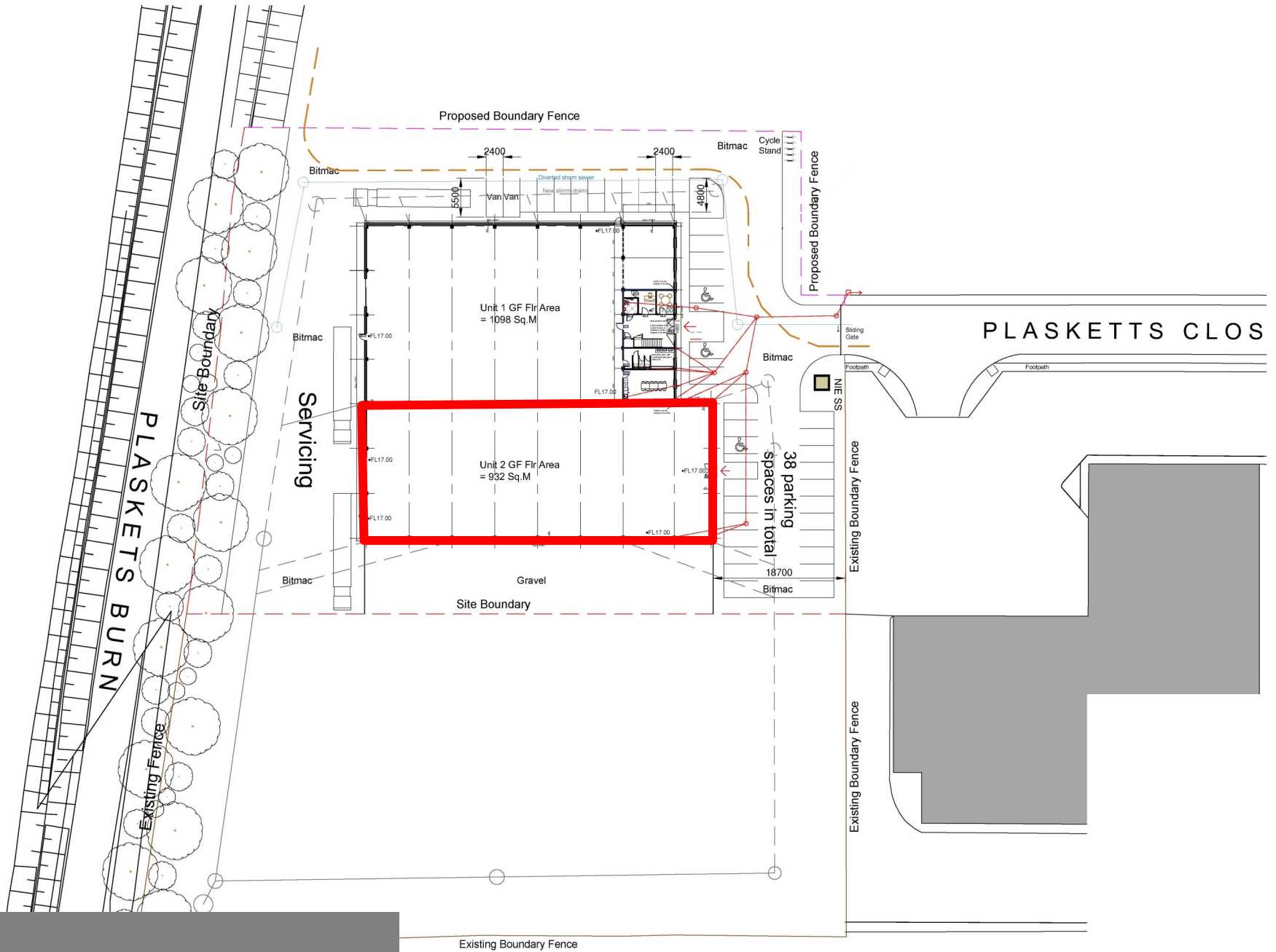
1,032 sq ft

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/uk/si/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.

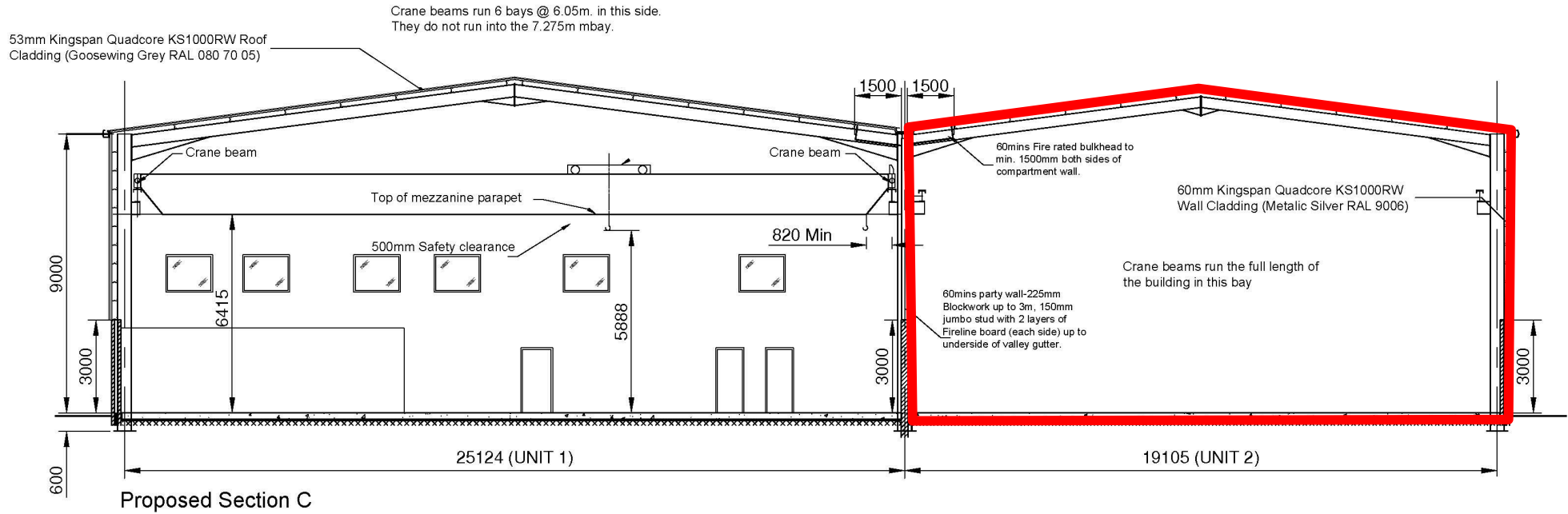
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Site Plan

Plasketts Close, Kilbegs Business Park, Antrim, BT41 4NN



Construction Details

Plasketts Close, Kilbegs Business Park, Antrim, BT41 4NN

LEASE DETAILS

RENT:	£8.50 per sq ft
TERM / RENT REVIEW:	Negotiable, subject to periodic upwards only rent reviews.
REPAIRS / SERVICE CHARGE:	Full repairing and insuring lease with provision for a service charge to recover a fair proportion of landlords costs in repairing and maintaining the common areas and management fee.
INSURANCE:	Landlord insures and tenant to reimburse a fair proportion.
VAT:	VAT is payable.

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.

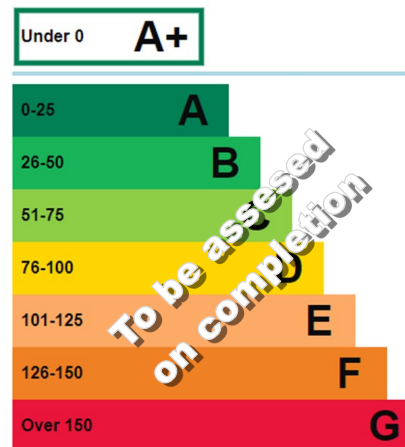


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NAV (RATES PAYABLE)

NAV: To be assessed on completion of the property.

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



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FURTHER INFORMATION

For further information / viewing arrangements please contact:

IAIN MCCABE

iain.mccabe@okt.co.uk



O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD **028 9024 8181** | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ **028 7034 4244** okt.co.uk

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.