



FOR SALE



line shown for indicative purposes only

Excellent Industrial Building With Offices

**21 Springfarm Industrial Estate
Antrim
BT41 4NT**

- Accommodation extends to 12,245 sq ft
- Total site area of 0.5 Acres
- Ideally located within 5 minutes of the M22 Motorway

LOCATION

Antrim is ideally situated between Belfast and the North Western regions in Northern Ireland with a population of over 25,000 people in the 2021 census. Antrim is located approximately 18.2 miles Northwest of Belfast and 53.2 miles Southeast of Derry/Londonderry.

Springfarm Industrial Estate is a well-established commercial location on the Ballymena Road, approximately 1 mile north of Antrim town centre. The industrial estate benefits from close proximity to the M22 motorway and thus has excellent transport links throughout the province.

The subject property is surrounded by a wide range of neighbouring occupiers to include; Townparks Car Sales, Howdens, Fyfes, Beatty Fuels, Glenwood of Antrim, MacBlair, Holiday Inn and the Junction Retail Park.

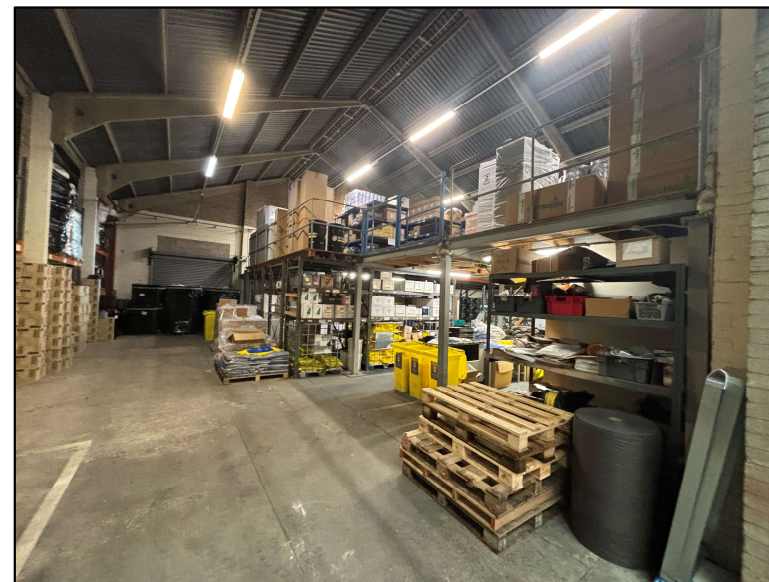
DESCRIPTION

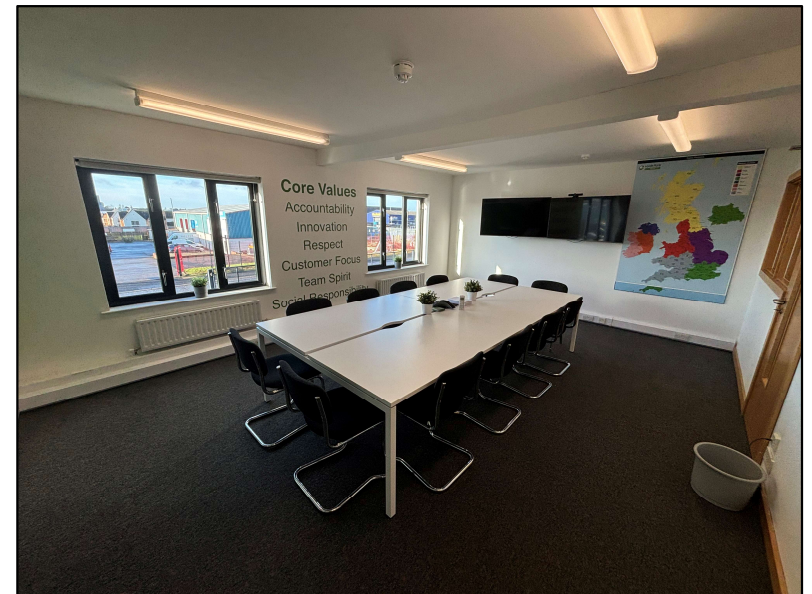
The property comprises of a warehouse building of 8,469 sq ft which benefits from a mezzanine floor of 1,779 sq ft. In addition, there is a further 1,997 sq ft of office accommodation to the front of the building.

The warehouse is of steel portal frame with part brick and part profile steel elevations beneath a pitched roof which incorporates translucent panels. The building further benefits from two level access roller shutter doors, and a range of eaves heights from 6m to 9.5m.

The office accommodation is finished to a high standard to include carpeted floor coverings, air conditioning, perimeter trunking, plastered and painted walls with a mix of spot and strip lighting throughout.

There is also Kitchen and W.C. provisions throughout the building.





SPECIFICATION

- 2 No. electric roller shutter doors
- 6m eaves rising to 9.5m eaves
- Mezzanine floor of 1,779 sq ft within the warehouse
- Boardroom & 2 No. private offices / meeting rooms
- 2 No. open plan offices / showroom areas
- Trade counter / collection point with double door entrance
- Additional concreted storage space to side & rear of building
- Kitchen, W.Cs in both office and warehouse and shower facilities within
- Reception / waiting area
- EV charging point
- On-site car parking
- Full CCTV both internally and externally

ACCOMMODATION

Accommodation	Sq Ft	Sq M
Warehouse	8,469	786.8
Mezzanine	1,779	165.3
Ground Floor Office & Lobby	1,055	98.0
First Floor Office	942	87.5
Total Internal Area	12,245	1,137.6

SITE AREA

The total site measures approximately 0.5 acres.



TITLE

The property is presumed to be held freehold.

Full title can be made available on request to the agent.

RATES

We have been advised of the following by LPS:

21 Springfarm Industrial Estate, Antrim:

NAV: £30,300 (Source: LPS on-line database)

Rate in £ for 2024/25: 0.565328

Rates payable (approx.): £17,129.44

(Note: prospective Purchasers are advised to make their own enquiries in relation to Rates).

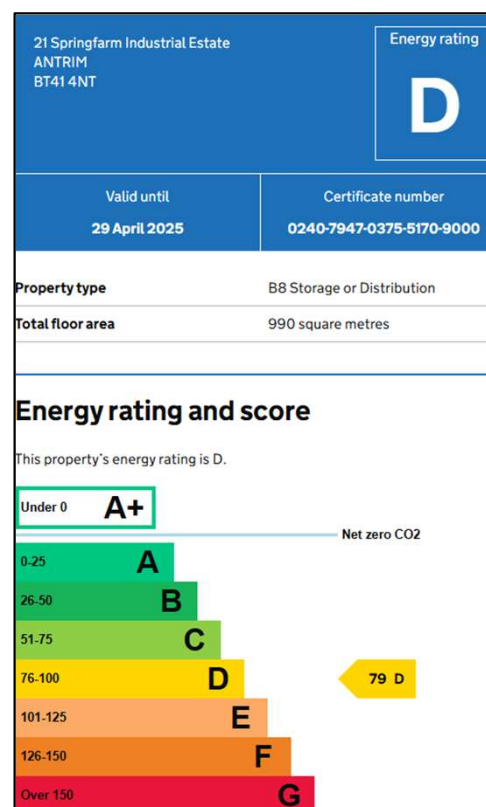
VAT

All prices and outgoings are exclusive of VAT, which will be chargeable.

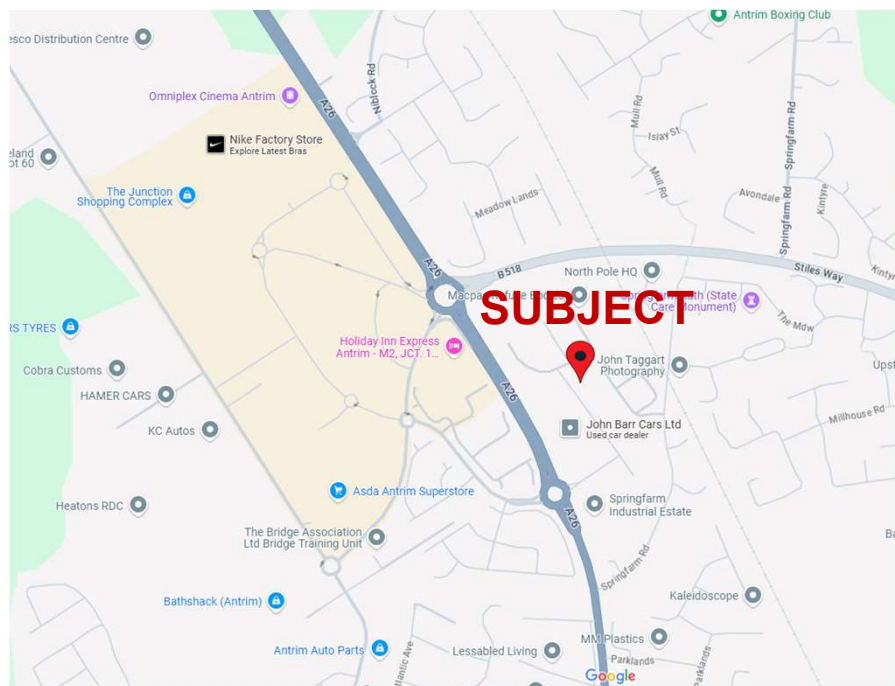
EPC

The properties current Energy Performance Certificate is 79D.

Please contact the agent for further details.



LOCATION



PROPOSAL

We are instructed to seek offers in the region of **£995,000 exclusive**, for our client's Freehold interest. A full title pack can be made available to any interested parties upon request to the agent.

McConnell



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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/ukxi/2017/692/made>

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 McConnell Property. 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.