



To Let – Economical Warehouse / Workshop Unit Premises

Unit D, 31 Church Road, Ballyclare, BT39 9UF

James Nelson

Surveyor

+44 (0) 28 9031 6121

+44 (0) 7403 821012

James.t.nelson@avisonyoung.com

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Property Overview

Location

Ballyclare is a popular commuter town given its close proximity to the motorway network providing easy access to Belfast and other parts of NI. Ballyclare is c. 13 miles north of Belfast, 11 miles from Antrim and 15 miles from Ballymena.

More specifically the subject property is located just outside Ballynure on Church Road, within a small industrial estate. The area benefits from a rural location whilst also being very accessible, situated just 1 mile from access to the A8 and 7 miles from Sandyknowes roundabout providing access on to the M2.

Neighbouring occupiers include Meharg Truck Services, RGM Group, Hanna Plastics and Ancore.



Highlights

- 3 Phase power supply
- 4.3m eaves height
- Electric Roller Shutter Door
- Own designated yard can be provided by negotiation

Description

The subject comprises an economical warehouse / workshop unit in a rural but highly accessible location on the outskirts of Ballyclare / Ballynure. The unit is of steel portal frame construction with a double skinned wall and roof cladding.

The unit is of good quality internally with an electric roller shutter, concrete warehouse floor and first floor mezzanine storage space.

Externally a designated yard space can be provided.

Accommodation

Description	Sq Ft	Sq M
Warehouse	2,582	239.83
Warehouse Mezzanine	435	40.40
Total	3,017	280.23

Lease Terms

Term:	By Negotiation.
Rent:	On Application.
Repairs:	Full repairing and insuring terms.
Insurance:	Tenant to reimburse the Landlord in respect of the insurance premium.

Rates

NAV:	£4,350
Rate £ 24/25:	£0.565328
Rates Payable:	*Approx £2,460 p.a. (£1,845 p.a. with SBRR)

*Please note the subject may qualify for small business rates relief which would result of a saving of 25% for the unit. Interested parties should satisfy themselves in this regard.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

EPC

EPC Ordered – Rating Pending.



To find out more, please contact:

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