

**\*\*\* RENT REDUCED \*\*\***

**TEMPLETON  
ROBINSON**  
**COMMERCIAL**

CHARTERED VALUATION SURVEYORS

# TO LET

**High Specification Warehouse and Offices c. 1,930 sq.ft. (179.3 sq.m.)  
Part Unit 10, Antrim Business Park, 25 Randalstown Road, Antrim BT41 4LD**



## Location

**Antrim is a provincial town located approximately 18 miles north west of Belfast on the edge of Lough Neagh. The subject property is situated off the Randalstown Road on the edge of Antrim town centre a short drive from Dunsilly roundabout, providing ease of access to Belfast International Airport, the M2 and the wider motorway network. The property is located in close proximity to a c.50,000 sq. ft. Asda food store and The Junction retail outlet centre.**

## Description

**Antrim Business Park is a secure, edge of town business park providing own door, light industrial business units. The subject property is an end terrace unit comprising c.1,930 sq. ft. of warehouse and office accommodation over ground and mezzanine levels.**

**Not sure about working in a shared space? This property offers you the benefits of having your own private, lockable offices, comprising ground floor offices/meeting rooms with tiled flooring, and shared space areas including reception, kitchen, toilets and frontage. In addition you will benefit from shared warehouse accommodation to the rear and a first floor mezzanine. The shared services such as a burglar alarm, fire alarms, heating and cleaning of reception and kitchen areas are all included in the advertised price – offering great savings for a start-up or small business.**



**54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747**

**e-mail: [dee@trcommercial.co.uk](mailto:dee@trcommercial.co.uk)**

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Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRC or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.



### ACCOMMODATION

|                            |                        |                      |
|----------------------------|------------------------|----------------------|
| Main Office                | c.217 sq.ft.           | (20.2 sq.m.)         |
| Private Office             | c.161 sq.ft.           | (15.5 sq.m.)         |
| Part Warehouse             | c.415 sq.ft.           | (38.6 sq.m.)         |
| Mezzanine Storage          | c.1,136 sq.ft.         | (105.5 sq.m.)        |
| <b>Total Accommodation</b> | <b>c. 1,930 sq.ft.</b> | <b>(179.3 sq.m.)</b> |

**RENT** **£650 per month exclusive**  
inc. Rates/Service Charge/Building Insurance proportion

**ADDITIONAL COSTS** Tenant to pay for own telephone lines, internet connection and electricity which is sub-metered for the 2 offices only. Warehouse and Mezzanine electricity covered in the holding costs figure

**VAT** Rental quoted exclusive of VAT, which is chargeable

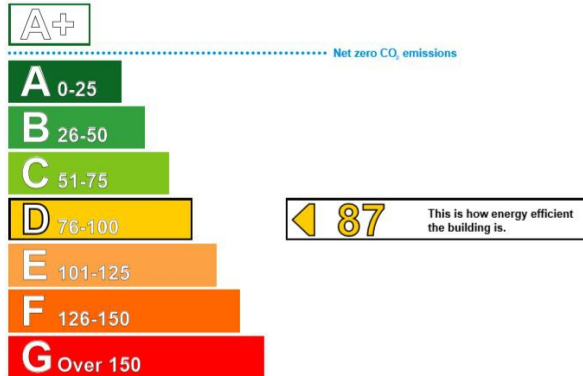
**TERM** Minimum 2 years

**EPC** D-87

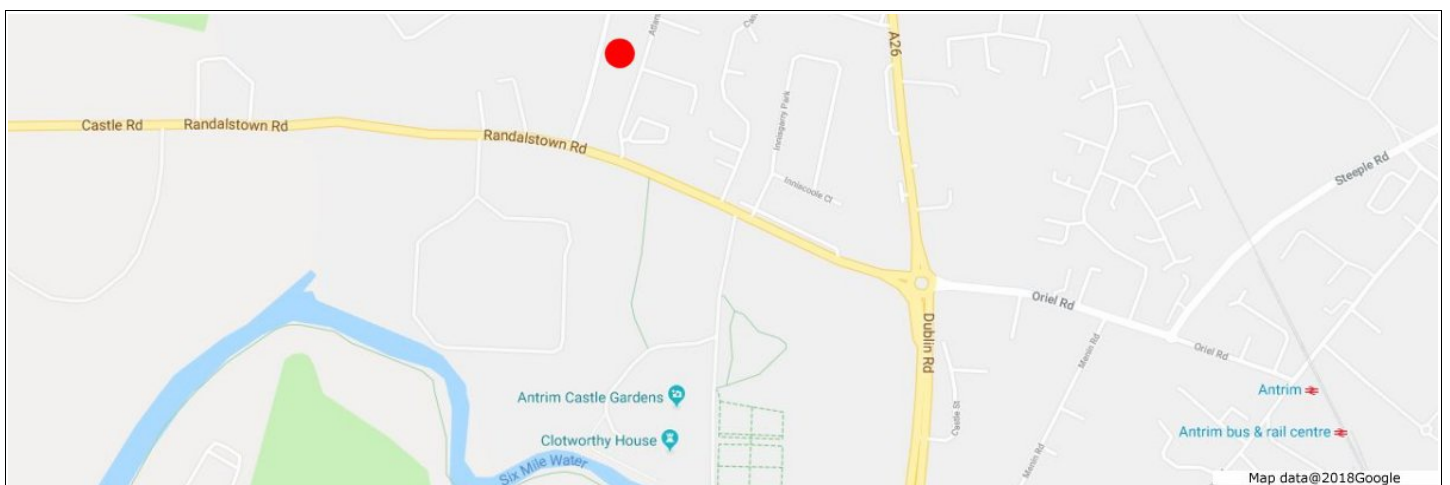
**VIEWING** By appointment with Sole Agent 028 9042 4747

#### Energy Performance Asset Rating

More energy efficient



Less energy efficient



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