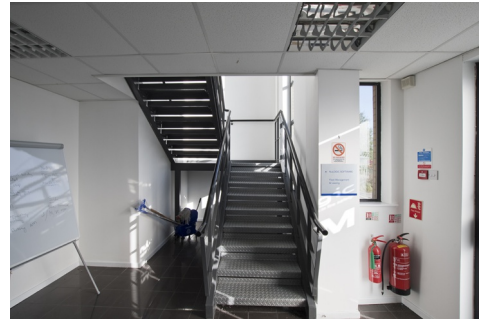


FOR SALE

Warehouse with Offices – 3 Orchard Close
Newpark Industrial Estate, Greystone Road, Antrim BT41 2RZ



Location

The property is located in a self contained site within Newpark Industrial Estate, off the Greystone Road, which is one of the main commercial / industrial / office locations in Antrim. It is located approximately 16 miles from Belfast City Centre, in close proximity to Junction 6 on the M1 motorway and offers easy access to all parts of the province. The Dunadry and Holiday Inn Hotels with conference and business facilities are nearby, and Antrim is a hub for technology and distribution companies.

Other occupiers in the area include SAM Mouldings, Golden Popcorn, Text Help and Extra Care.

Description

The building is arranged as offices over ground and first floor, with warehousing to the rear. The offices are well finished to include suspended ceilings, recessed fluorescent lighting, perimeter trunking, solid floors overlaid with carpet, zoned oil fired central heating and a fitted Alarm System. There are fully fitted kitchens at both ground floor and first floor levels with toilet and shower facilities, board room, various private offices and open plan large office. There is excellent onsite parking to the front and side of the building.

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

e-mail: dee@trcommercial.co.uk

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ACCOMMODATION

Ground Floor Offices c.1,056 sq.ft. (98.15 sq.m.)
 Warehouse Area c. 3,000 sq.ft. (278.95 sq.m.)
 Canteen c.186 sq.ft. (17.35 sq.m.)
 Plus Disabled W.C.

First Floor Offices +
 Server Room c 1,694 sq.ft. (157.4 sq.m.)
 Plus WC + Shower

Total Accommodation c.5,936 sq.ft. (551.7 sq.m.)

SALE DETAILS

PRICE Seeking offers around £285,000 excl.

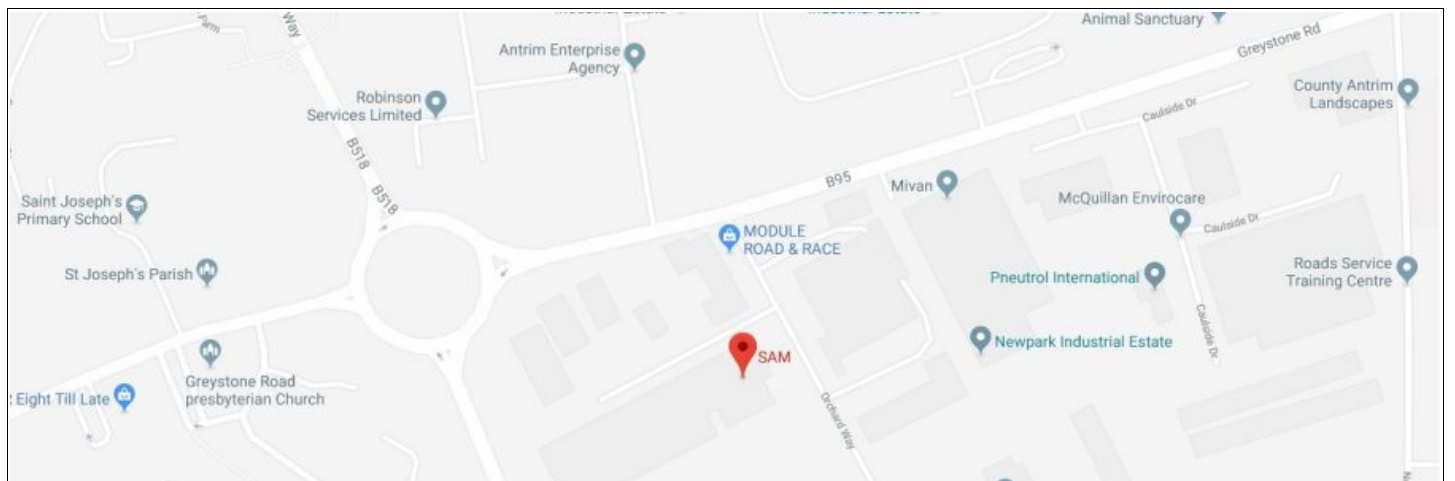
VAT The property is registered for VAT, so VAT is chargeable on the sale price

RATES

3	Warehouse/Offices	£11,600
3a	1 st Floor Offices	£10,200

EPC E-108

VIEWING By appointment with Sole Agent 028 9042 4747



54 High Street Hollywood BT18 9AJ Telephone +44 (0)28 9042 4747 e-mail: dee@trcommercial.co.uk

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