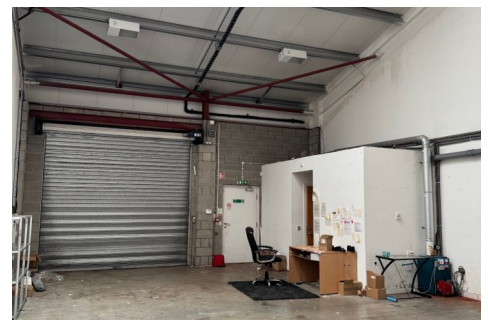


TO LET

High Specification Warehouse and Office Unit c. 2,524 sq.ft. (227.8 sq.m.)
Unit 8, 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 on Randalstown Road on the edge of Antrim town centre a short drive from Dunsilly roundabout, providing ease of access to Belfast international Air-port, 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 One retail outlet centre.

Description

Antrim Business Park is a secure, edge of town business park providing own door, light industrial and business units. The subject property is a mid terrace unit comprising c.2,524 sq ft of warehouse and office accommodation over ground and first floor levels.

Internally the property comprises ground floor offices/meeting rooms with tiled flooring, warehouse accommodation to the rear plus kitchen and WC and a first floor mezzanine boardroom with toilet facilities. It has Oil Fired Heating plus Air Conditioning and electric roller shutter doors to the front and rear.

Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: gareth@trcommercial.co.uk

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Total Accommodation c. 2,542 sq.ft. (227.8 sq.m.)

RENT **£14,000 per annum exclusive**

VAT All rentals quoted exclusive of VAT, which is chargeable

TERM Minimum 3 years

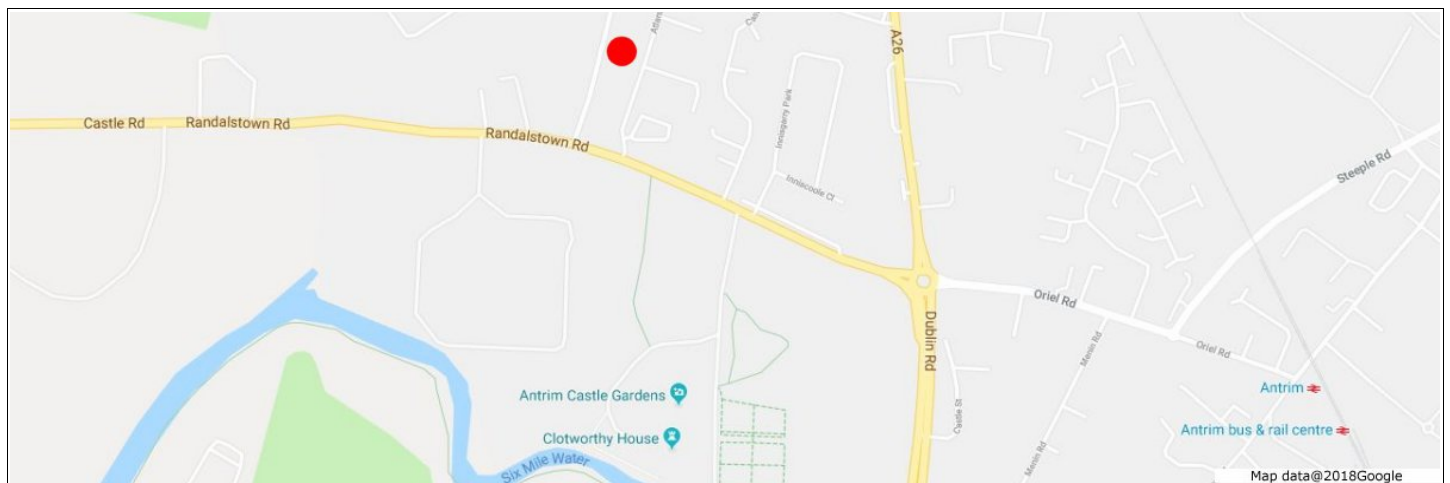
SERVICE CHARGE Currently charged c. £1,100 p.a. excl. to cover maintenance & up keep of the common areas of the Business Park.

RATES NAV **£9,500**
Rates payable 2025/26 (with SBRR) **£4,467**

EPC G-177

VIEWING By appointment with Sole Agent 028 9131 3830

ANTI-MONEY LAUNDERING In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee 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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