



TO LET

160 Moira Road, Glenavy, BT29 4LR

Stand Alone Warehouse / Store of c. 11,500 sq ft (1,068 sq m)

LOCATION

The subject property is located within the grounds of Denis Wilson of Glenavy, a long established garden and hardware business just off the main A26 Moira Road which links Moira (c. 8 miles / 13 mins), the International Airport (c. 10 miles / 18 mins), Lisburn (c. 9 miles / 18 mins) and Antrim (c. 13 miles / 23 mins).

The A26 provides convenient access to the wider NI road network via the M1 at Moira and M2 at Antrim.

DESCRIPTION

The property is of steel portal frame construction with screed concrete floors, concrete panel elevations and pitched roof with profile steel and translucent panel cladding. The unit benefits from an electric roller shutter door, low energy lighting and 3 phase electricity supply (once works completed). In addition there is a portacabin / office to the front of the unit with power and light which can be removed if not required.

The unit is accessed from the main entrance to Denis Wilsons and sits to the rear of the property providing it with ample marshalling and car parking.

ACCOMMODATION

DESCRIPTION

Warehouse (eaves of c. 19 ft / 5.8 m)

AREA (SQ M)

c. 1,068 sq m

AREA (SQ FT)

11,500 sq ft

Portacabin / Office / Store

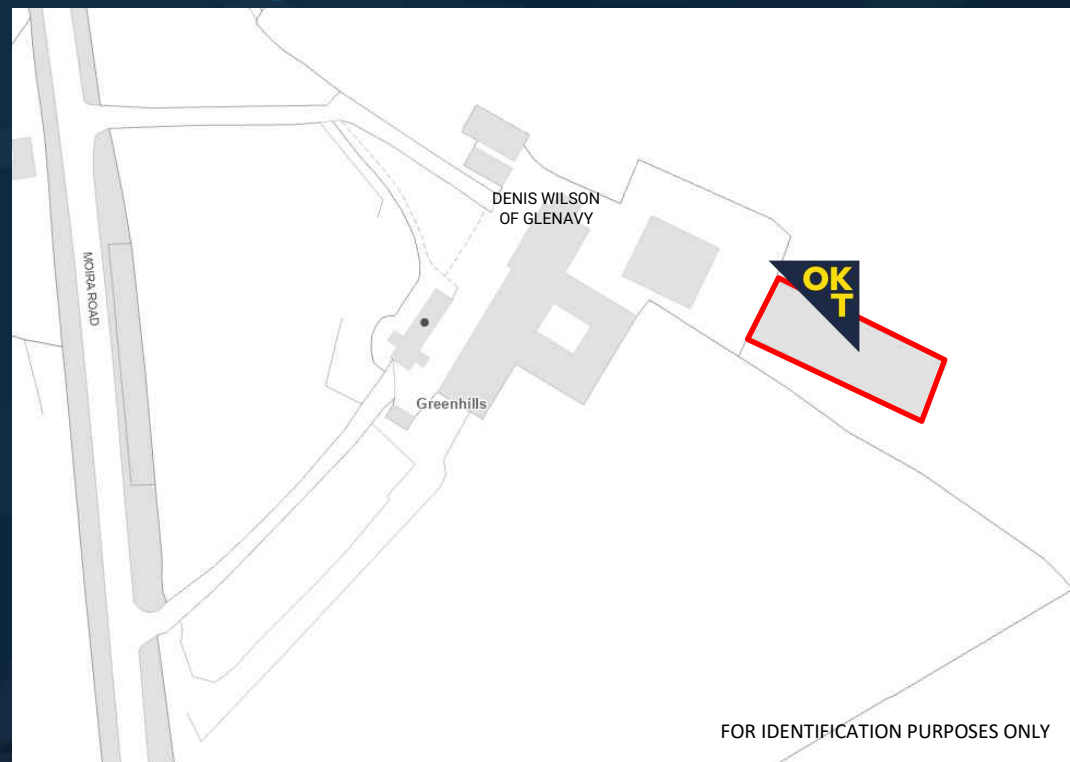
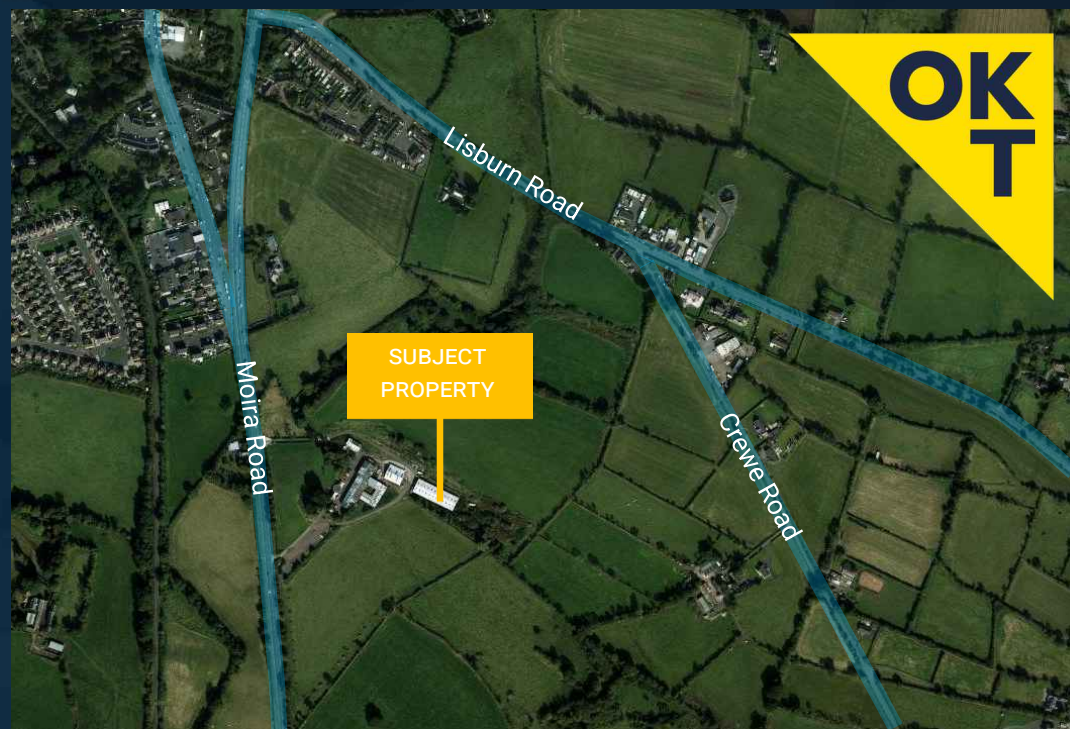
c. 18 sq m

190 sq ft

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/uk/si/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

REF: 10217



FOR IDENTIFICATION PURPOSES ONLY

LEASE DETAILS

RENT:	£40,000 per annum plus VAT
TERM:	Negotiable subject to periodic upwards only rent reviews
REPAIRS / INSURANCE:	Full repairing and insuring lease—landlord insures and recovers premium from the tenant.
AVAILABILITY:	Immediately on completion of legal formalities

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

VAT

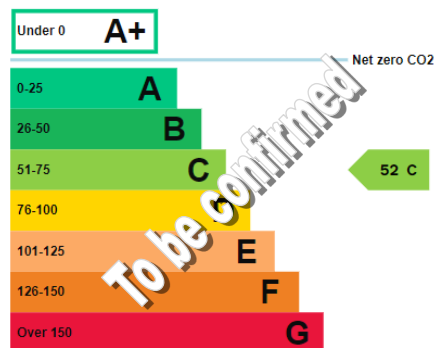
All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

NAV: To be separately reassessed.

Estimated Rates Payable: £16,000 per annum

Please note that all prospective tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

IAIN MCCABE

iaain.mccabe@okt.co.uk

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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