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**TO LET** (By way of Assignment)

**Unit 1B, 55-59 High Street, Antrim BT41 4AY**

Well Finished Office / Business Suite

# LOCATION

Antrim is located 18 miles north of Belfast and 12 miles south of Ballymena. The town is located in a strategic position and benefits from excellent transport links to the M2 Motorway and A26, which provides quick and direct access to all parts of the Province, Belfast International Airport and Belfast and Larne Ports.

The subject is located on High Street within the town centre and occupies a prominent position opposite Castle Mall Shopping Centre.

The subject comprises a range of available business units suitable for a wide variety of uses subject to landlord and any necessary planning consents.

Neighbouring occupiers within the building include professional and commercial tenants such as The Housing Executive and Space NI.

# DESCRIPTION

The subject comprises a refurbished office/business suite within a modern building, suitable for a wide range of commercial uses

The suite is configured to provide a reception area, open-plan office space, boardroom, private office, kitchenette, file storage and WC facilities.

The offices are finished to a high specification throughout, including painted and plastered walls, carpeted and tiled flooring, glazed internal partitions, suspended ceilings, air conditioning, and secure keycode entry.

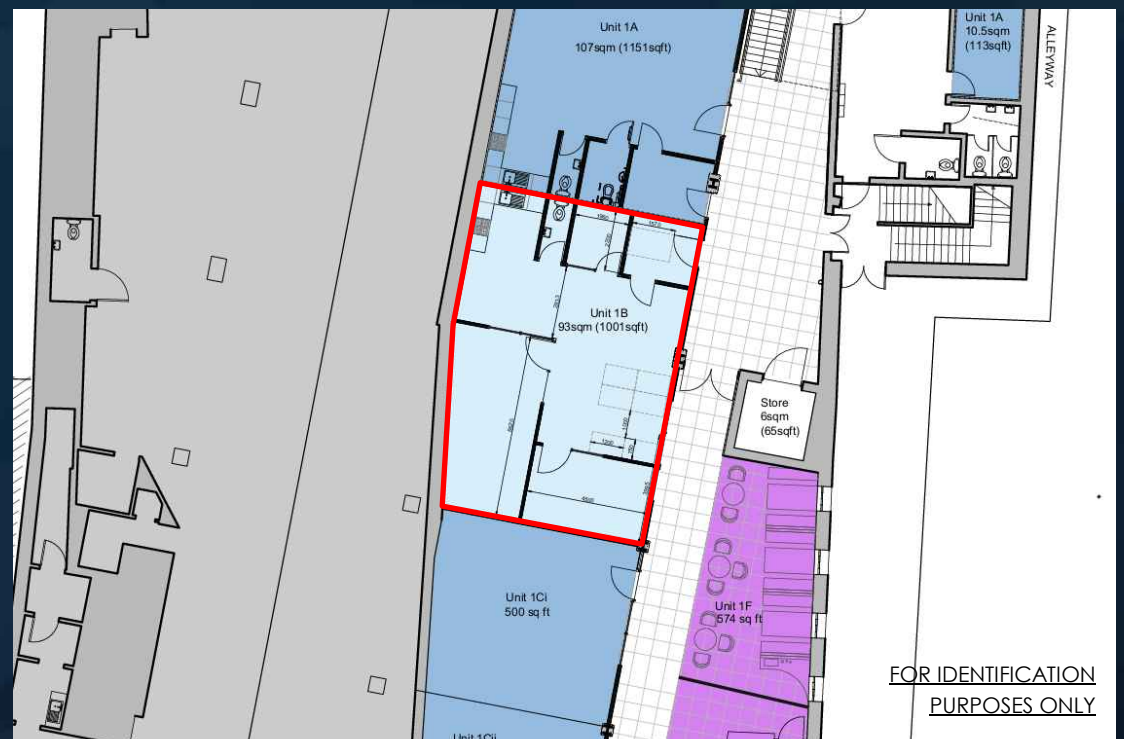
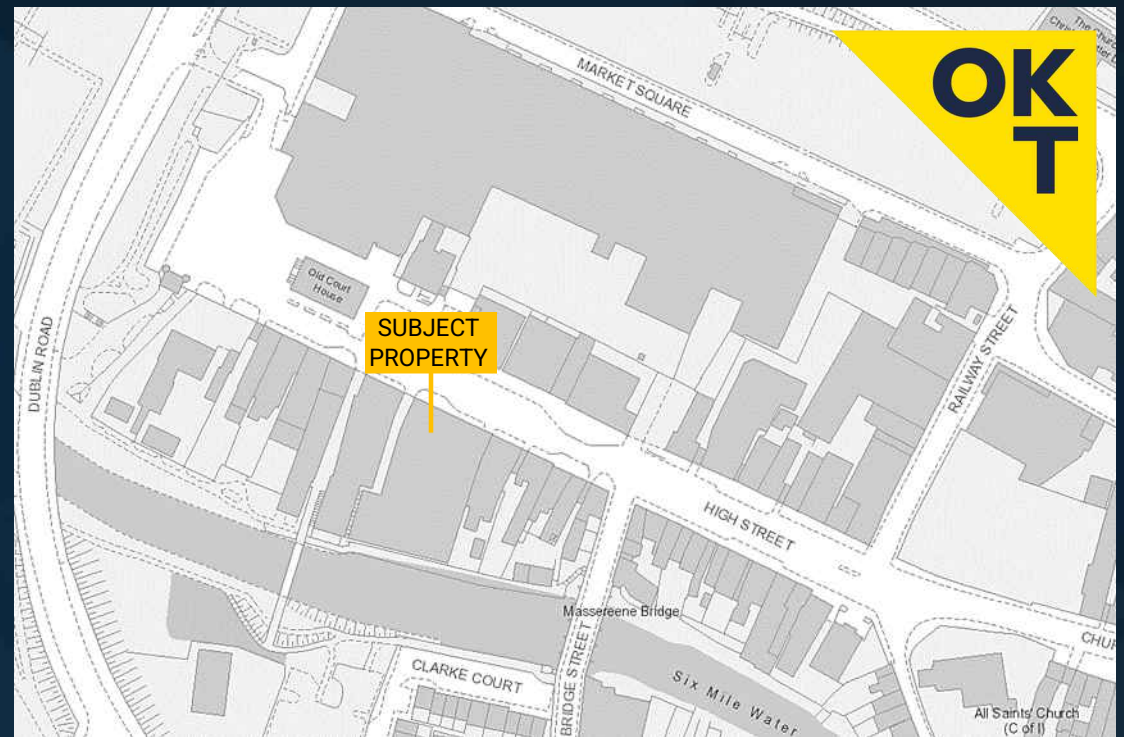
# ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
UNIT 1B	C. 93 sq m	1,001 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/uksi/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: 10429



# LEASE DETAILS

## AVAILABLE BY WAY OF ASSIGNMENT

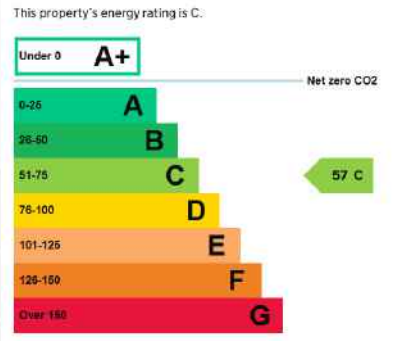
RENT: £11,210 per annum.  
TERM: Remainder of 10 Years from 3 July 2023 with tenant break option on 3 July 2028.  
REPAIRS: Tenant responsible for all internal repairs plus a contribution to the maintenance and upkeep of the building and common areas by way of service charge.  
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

# NAV (RATES PAYABLE)

NAV: £6,400.00 . Estimated rates payable in accordance with LPS website: £3,761.

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

# EPC (ENERGY PERFORMANCE CERTIFICATE)



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**ALAN MCKINSTRY**

alan.mckinstry@okt.co.uk

**ROSS PATTERSON**

ross.patterson@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.

