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TO LET

Unit C1, Kilbegs Business Park, Kilbegs Rd, Antrim, BT41 4LZ

Modern Warehouse of c. 2,114 sq ft (196 sq m), Ancillary Offices of c. 1,751 sq ft (163 sq m) and 6 no dedicated car park spaces

LOCATION

Kilbegg Business Park is a popular commercial park located approximately 1 mile from Antrim town centre and 14 miles north west of Belfast close to The Junction (formerly Junction One), Northern Ireland's premier retail outlet shopping centre.

Conveniently positioned close to the Dunsilly Roundabout providing ease of access to the M2 Motorway and A26 Ballymena Road.

DESCRIPTION

The subject currently operating as a gym comprises ground and mezzanine level offices with warehouse which is accessed to the rear via an electric roller shutter and pedestrian door.

The warehouse has a painted screed concrete floor with suspended lighting and 3 phase electricity.

The building has a burglar alarm and benefits from 6 no. dedicated car park spaces to the front of the building with communal spaces to the side of the building.

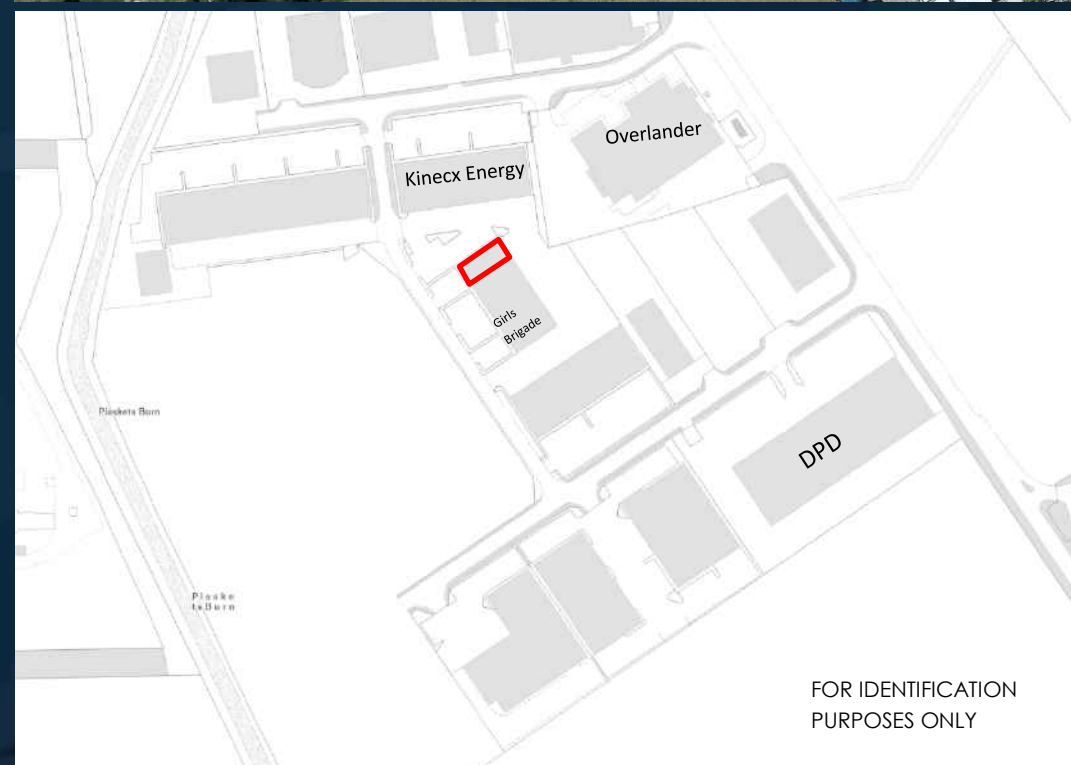
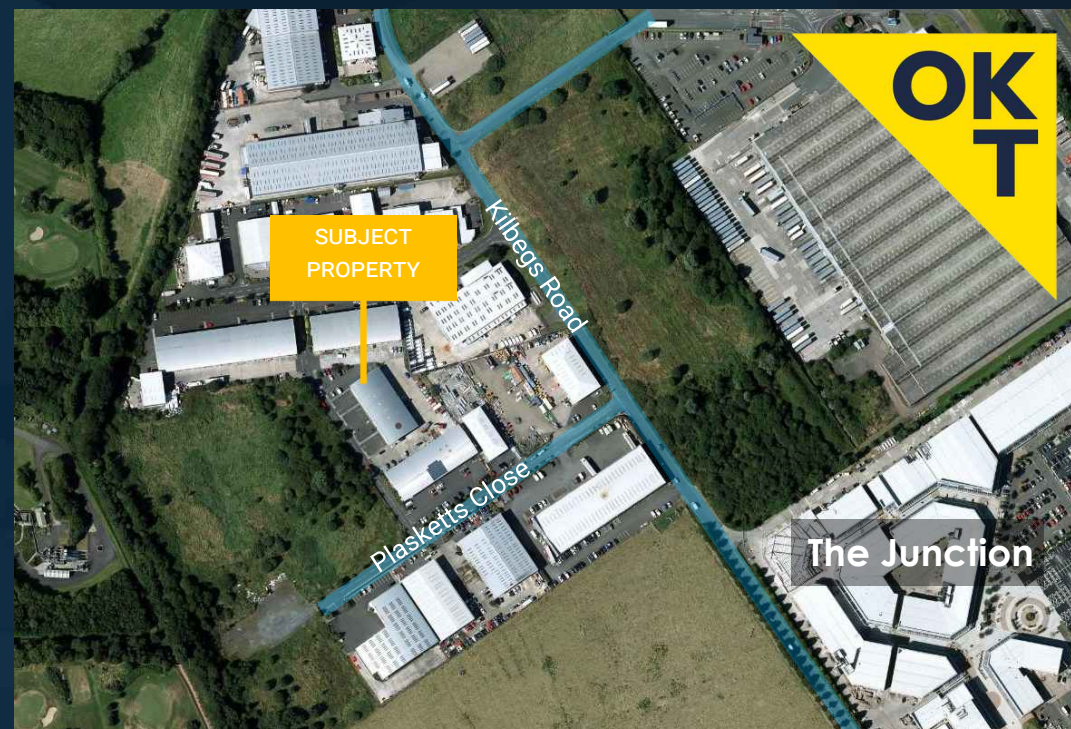
Neighbouring occupiers include Racking and Shelving, Harley Davidson, Legacy Gym, Marcon and Firmus Energy.

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Office / Reception	c. 81 sq m	870 sq ft
Warehouse	c. 196 sq m	2,114 sq ft
2 no. WC's	-	-
MEZZANINE		
Office 1	c. 31 sq m	337 sq ft
Office 2	c. 48 sq m	513 sq ft
Store	c. 3 sq m	31 sq ft
TOTAL ACCOMMODATION	c. 359 sq m	3,865 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: 10462



FOR IDENTIFICATION
PURPOSES ONLY



**SUBJECT
PROPERTY**

HUHTAMAKI

HARLEY DAVIDSON

OVERLANDER

MARCON

MARCON FIT-OUT

GBS ROOFING

DPD

TEAM
AIRPOWER

RACKING &
SHELVING

NEIGHBOURING OCCUPIERS

Unit C1, Kilbegs Business Park, Kilbegs Rd, Antrim, BT41 4LZ

LEASE DETAILS

RENT: £27,500 per annum plus VAT
TERM: Negotiable
REPAIRS / INSURANCE: Full repairing and insuring lease
SERVICE CHARGE / ROAD BOND: Payable in respect of the repair and maintenance of the common areas in the park - currently £1,691 plus VAT and current road bond of c. £587 plus VAT payable in addition
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

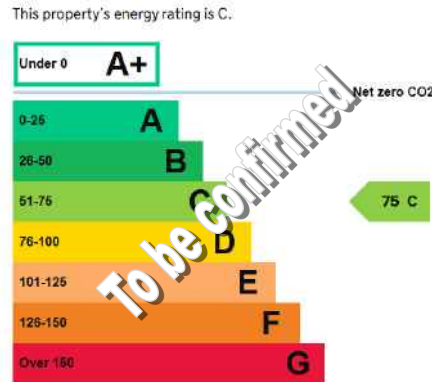
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £12,700

Estimated rates payable in accordance with LPS Website: £7,687

All perspective purchasers/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

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OKT for themselves and for the Vendors or Lessors of this property whose agents they 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.