



**OK
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FOR SALE

Unit 28 Galgorm Ind. Est., Fenaghy Road, Ballymena, BT42 1AQ

Warehouse of c. 1,110 sq m (12,000 sq ft) with ancillary offices of c. 522 sq m (5,619 sq ft) on a Site of c. 2.49 acres

LOCATION

Ballymena is one of Northern Ireland's leading provincial towns, having a resident population of c. 28,000 persons and a district population of 56,000.

The town is located c. 25 miles north west of Belfast, c. 14 miles from Antrim and is well served by the Province's main road and rail networks.

The subject occupies a prominent position on the Fenaghy Road, within Galgorm Industrial Estate.

Neighbouring occupiers include Galgorm Business Centre, Galgorm Meats and DNV Vehicle Services.

DESCRIPTION

Extended and refurbished c. 5 years ago, the property comprises a portal steel frame warehouse (c. 5m / 16ft eaves) with steel cladding and roof, smooth screed concrete floor with 2 no. electric roller shutters, gas fired heating / HVAC system, 3 phase electricity supply and access control.

The office accommodation is fitted to include carpeted flooring, plastered / painted walls, suspended ceilings with recessed lighting, perimeter trunking and part air conditioning.

The substantial site offers expansion / development options and is fenced and gated with separate access into the site to the left of the main building.

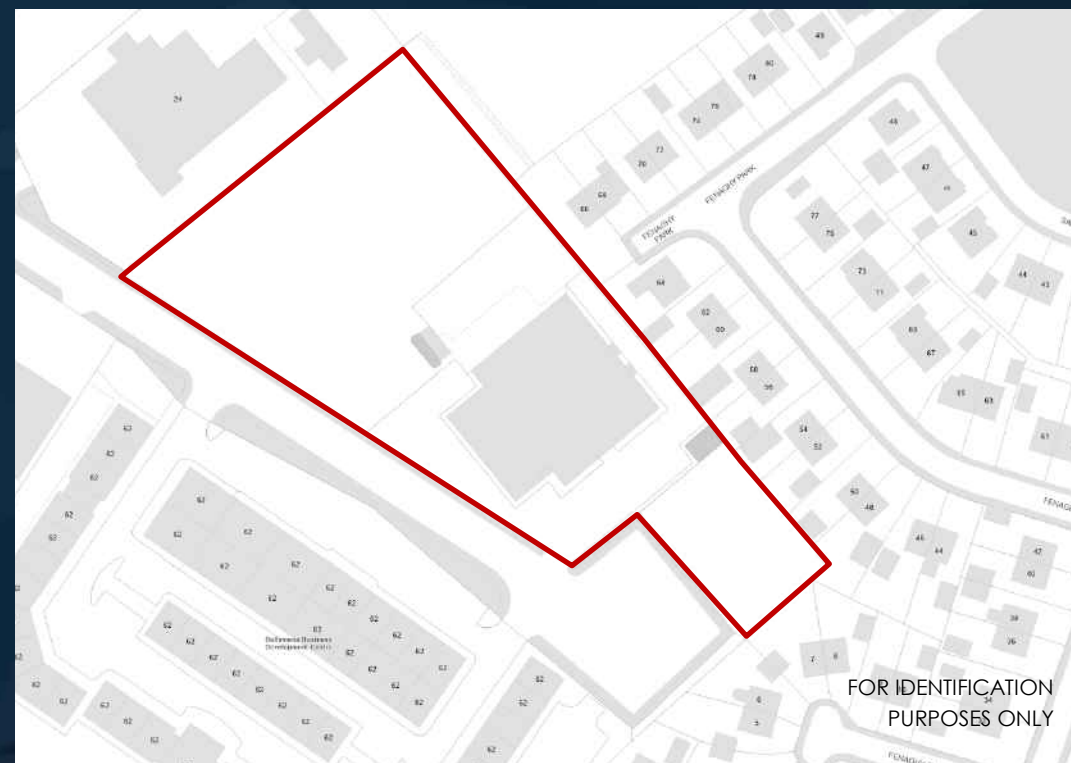
ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Warehouse (c. 5m / 16 ft eaves)	c. 1,109 sq m	11,937 sq ft
Offices (comprising reception, 2 no. boardrooms, open plan offices, 5 no. offices, canteen and stores	c. 522 sq m	5,619 sq ft
WCs & Shower Room	-	-
TOTAL ACCOMMODATION	c. 1,631 sq m	17,556 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/ukssi/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: 10563





Unit 28 Galgorm Ind. Est., Fenaghy Rd, Ballymena
Warehouse / Office Accommodation extending to c. 5,619 sq ft





NEIGHBOURING OCCUPIERS

Galgorm Ind. Est., Fenaghy Road, Ballymena

SALES DETAILS

PRICE: £1,500,000

TITLE: Assumed freehold / Long Leasehold subject to nominal ground rent

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

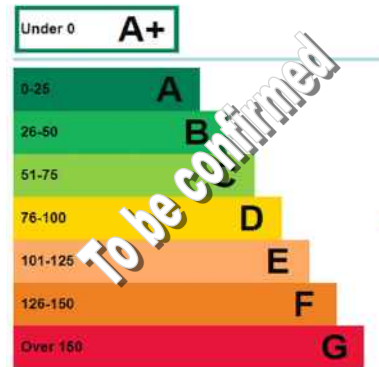
All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

NAV: £49,500

Estimated rates payable in accordance with LPS Website: £35,495

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

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O'CONNOR KENNEDY TURTLE

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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.

