



OK
T

TO LET

5 Millenium Park, Ballymena, BT42 4QJ

Warehouse and High Spec Office Accommodation Extending to c. 9,451 Sq Ft

LOCATION

Ballymena is one of Northern Ireland 's leading provincial towns, with a resident population of c. 28,000 persons and a district population of 56,000. The town is located c. 35 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 is located within Woodside Industrial Estate in a modern business development known as Millennium Business Park.

Millennium Business Park is located c. 2 miles from the centre of Ballymena and within close proximity to the M2 Ballymena Bypass which provides quick and convenient access to all parts of the province.

DESCRIPTION

The subject comprises modern warehouse and office accommodation situated within an established industrial estate.

The subject forms part of a terrace of 5 units being of steel portal construction with concrete block walls and double skin insulated profile metal cladding to the pitched roof and upper walls.

The warehouse accommodation is layout over ground and mezzanine floors and benefits from roller shutter access and staff kitchen/ WC facilities.

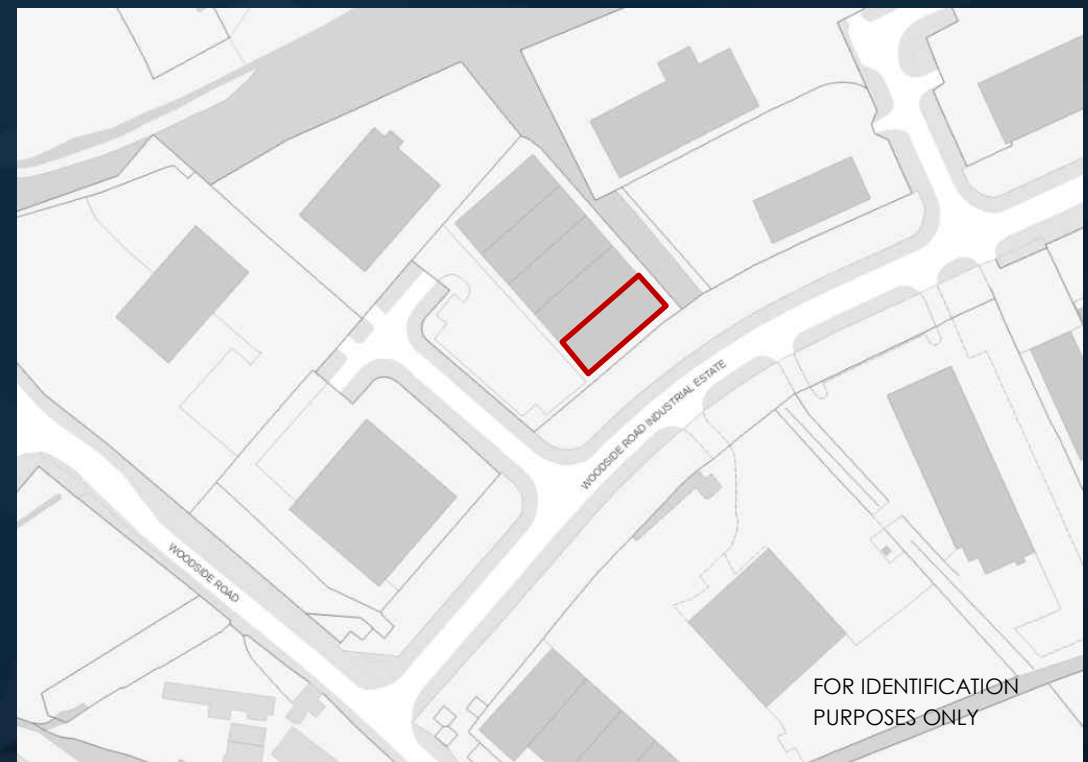
The units benefit from electric roller shutter access. Internally the accommodation provides generous storage space on the ground floor together with additional storage on the first-floor mezzanine area. Office accommodation is laid out over two levels with a reception on the ground floor and open plan/ cellular accommodation with second kitchen. The office accommodation is fitted to include painted and plastered walls, carpeted floors, suspended ceilings and perimeter trunking.

Externally the site is securely fenced and gated with demised parking in the shared car park to the front of the building.

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: 10583



ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
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GROUND FLOOR

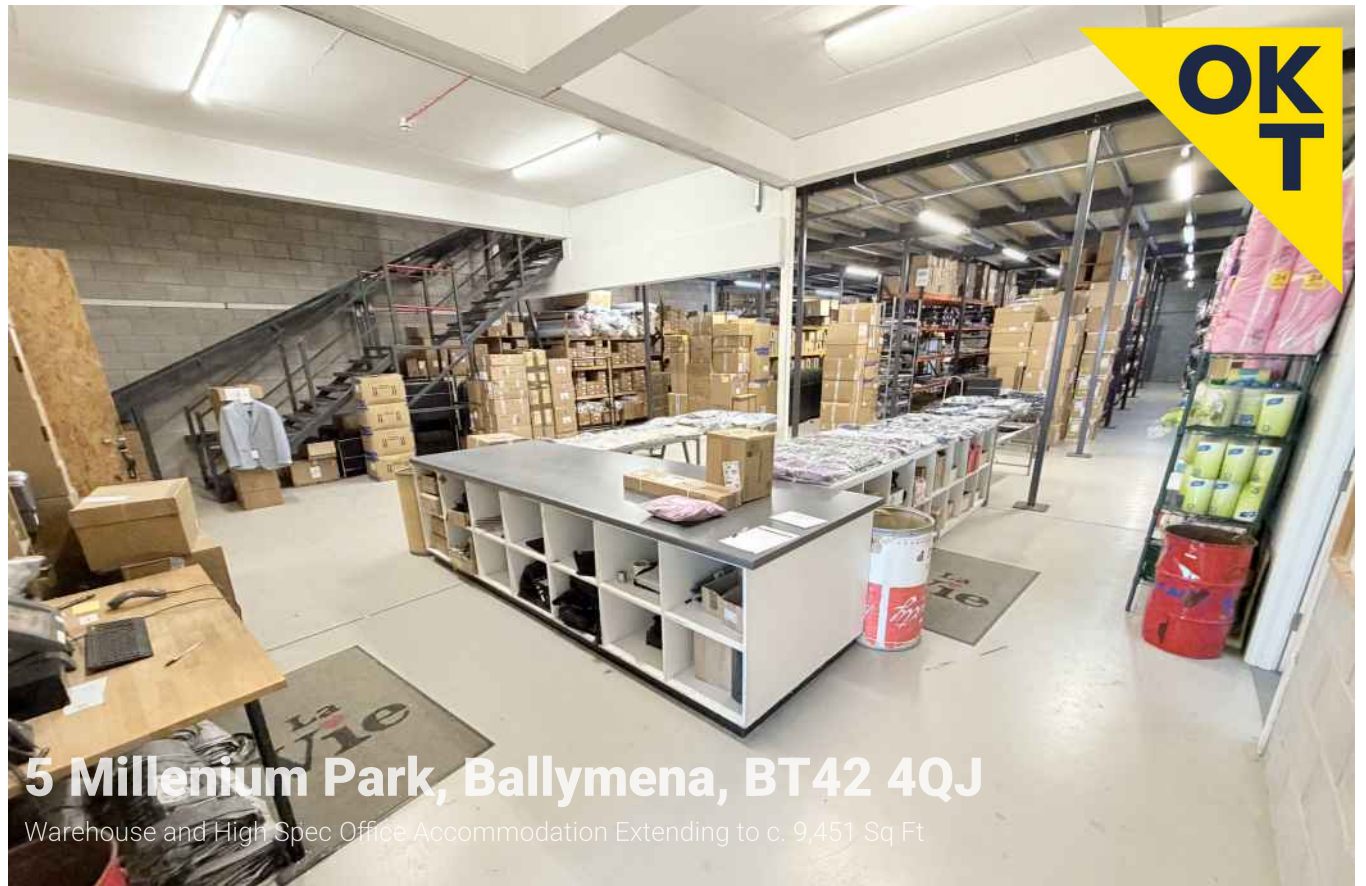
Warehouse	c. 363 sq m	3,907 sq ft
Store	c. 46 sq m	496 sq ft
Reception	c. 48 sq m	519 sq ft
Kitchen	c. 11 sq m	114 sq ft
Male / Female WC	-	-
GROUND FLOOR TOTAL	c. 468 sq m	5,036 sq ft

FIRST FLOOR

Mezzanine	c. 289 sq m	3,111 sq ft
Boardroom	c. 17 sq m	184 sq ft
Office 1	c. 23 sq m	252 sq ft
Office 2	c. 13 sq m	139 sq ft
Office 3	c. 13 sq m	135 sq ft
Office 4	c. 13 sq m	135 sq ft
Office 5	c. 12 sq m	132 sq ft
Office 6	c. 12 sq m	125 sq ft
Office 7	c. 9 sq m	100 sq ft
Kitchen	c. 9 sq m	98 sq ft
FIRST FLOOR TOTAL	c. 410 sq m	4,411 sq ft

TOTAL ACCOMMODATION	c. 878 sq m	9,447 sq ft
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SUBJECT
PROPERTY

STEVENSON PACKAGING

GLENS OF ANTRIM POTATOES

K&T MCATAMEY

ASF ENGINEERING

RACEVIEW KARTING

MEF (NI)

JA MCCLELLAND & SONS

Woodside Road

NEIGHBOURING OCCUPIERS

5 MILLENIUM PARK, BALLYMENA, BT42 4QJ



LEASE DETAILS

RENT:	£50,000 per annum
TERM:	Negotiable
REPAIRS / INSURANCE:	Full repairing and insuring basis
SERVICE CHARGE:	Payable in respect of general estate / road maintenance
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.

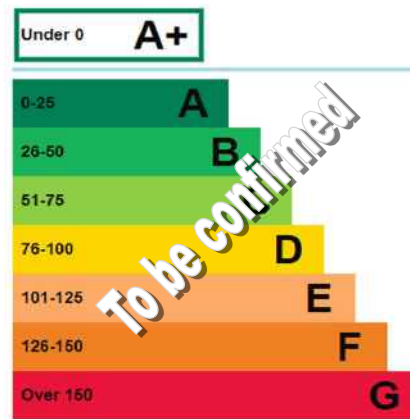
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £16,000

Estimated rates payable in accordance with LPS
Website: £11,473

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

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