



TO LET

Self Contained Storage and Warehouse Complex

25 Kellswater Road, Randalstown BT41 2PF

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LOCATION

Randalstown is a small town in County Antrim being located adjacent to the M22 Motorway. Randalstown serves as a popular commuter town for both the larger neighbouring towns of Ballymena and Antrim and also Greater Belfast which is some 30 minutes via the M2 Motorway.

The subject property is located on the Kellswater Road just off the A26. The property is situated c. 4 miles from Randalstown and approximately 4 miles from Ballymena.

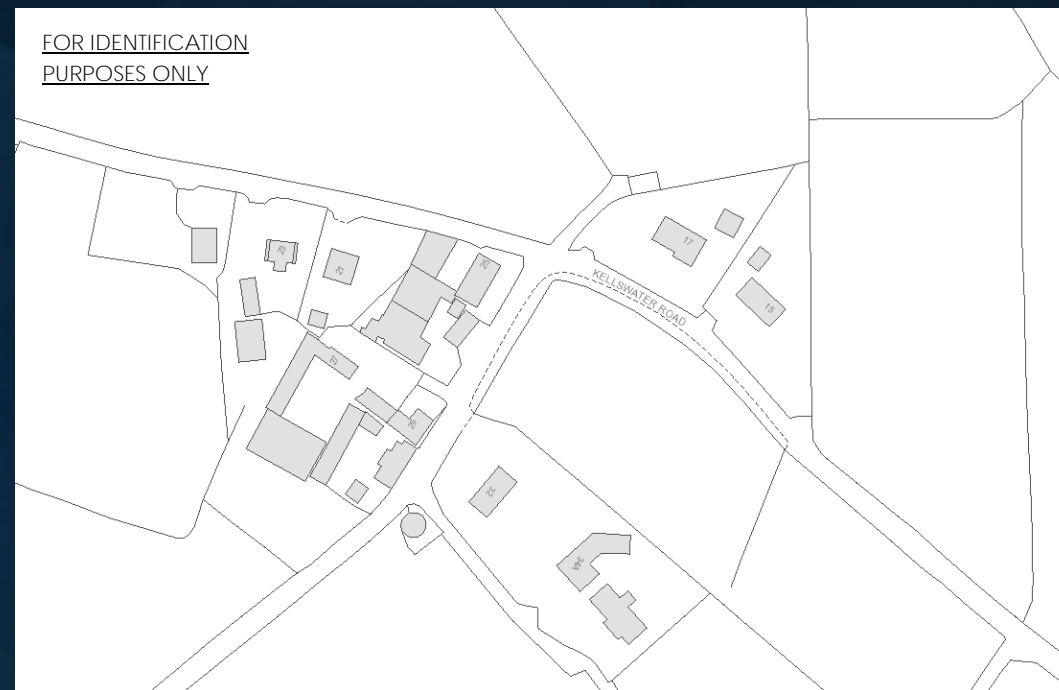
DESCRIPTION

The subject comprises a self contained storage and warehouse complex arranged over various units, with the largest being a warehouse unit with c. 3.5 m eaves.

The remaining accommodation comprises of storage space, a small office, kitchen, WCs and a mezzanine store. The property also benefits from a dedicated concreted yard and a number of parking spaces at roadside.

ACCOMMODATION

Description	Area sq m	Area sq ft
Warehouse	C. 328 sq m	3,527 sq ft
Stores	C. 192 sq m	2,063 sq ft
Office	C. 36 sq m	398 sq ft
Kitchen	C. 6 sq m	67 sq ft
Mezzanine Store	C. 66 sq m	707 sq ft
WCs		
TOTAL NET INTERNAL AREA	C. 628 sq m	C. 6,752 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.

LEASE DETAILS

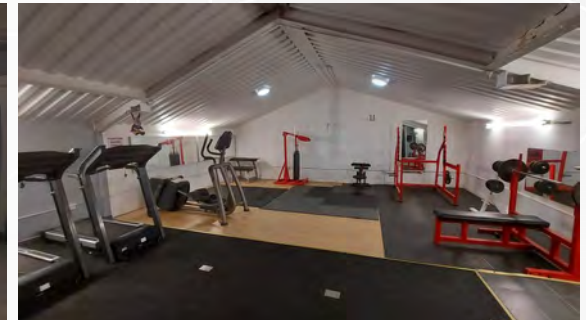
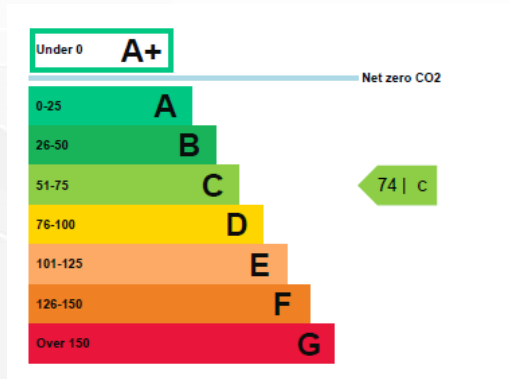
ASKING RENT: £17,500 per annum
TERM: Negotiable
RATES / REPAIRS: Tenant responsible for all business rates and repairs.
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

RATES

We are advised that the current NAV for the subject is £5,700. The commercial rate in the pound for 2022 / 2023 is £0.523981.

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

EPC CERTIFICATE



CONTACT DETAILS

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