

Units 40-41 Dennison Industrial Estate, Ballyclare, BT39 9EB

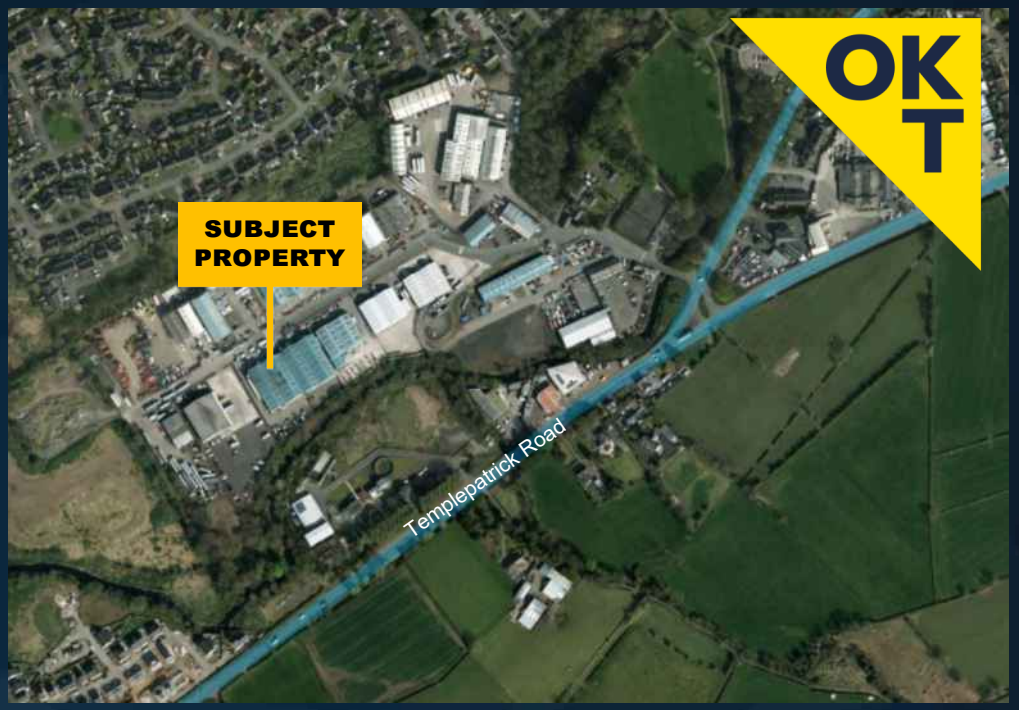
Warehouse and office accommodation from 1,259 - 3,520 sq ft

LOCATION

Ballyclare is the largest settlement within Newtownabbey. The town is located c. 12 miles north of Belfast, c. 11 miles from Antrim, c. 15 miles from Ballymena and c. 5 miles from Mallusk.

Due to the towns proximity to the M2 motorway it benefits from excellent transport links with the rest of the Province, the Belfast International Airport and the Port of Larne, which is just 15 minutes drive away. Ballyclare forms part of the Newtownabbey Council Area, which has a population of c. 85,000 persons. The town also supports a significant rural hinterland and has recently become a commuter belt to Belfast and Newtownabbey due to the enhanced transport links with the dualled A8.

Dennison Industrial Estate is a well established and popular industrial location, c. 1 mile from the town centre and c. 3.5 miles from the M2 motorway intersection leading to Belfast. Neighbouring occupiers within the estate include Dennison Commercial, Saint-Gobain Weber, Hammer Tech, Currys, Biffa and Kerr's Tyres.



DESCRIPTION

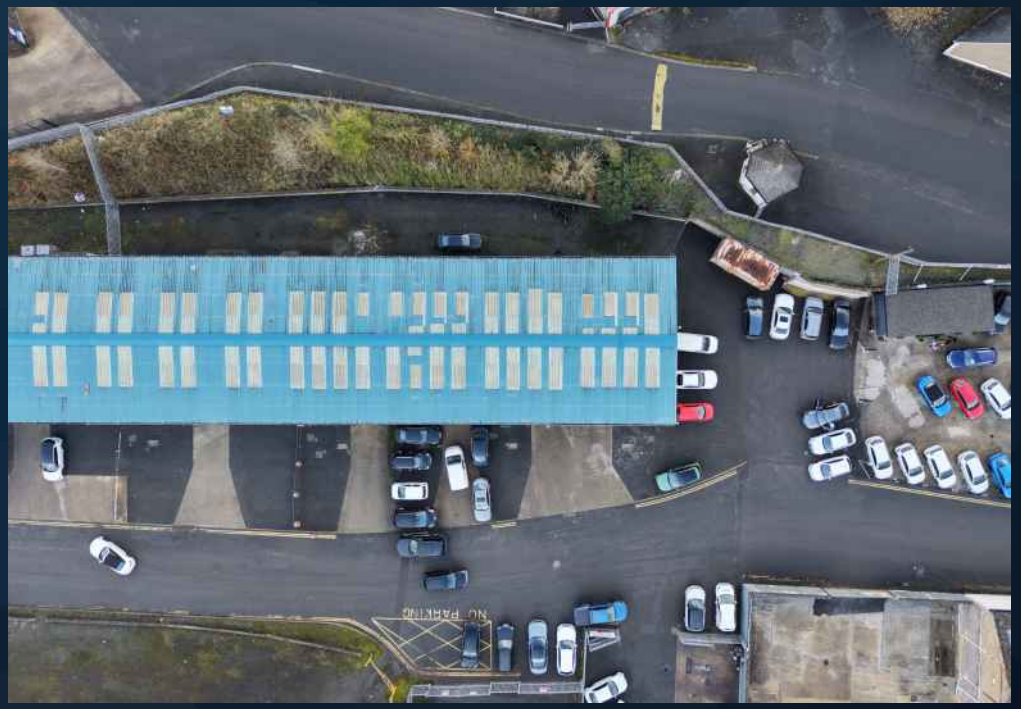
The subject comprises neighbouring industrial units with ancillary office accommodation which are available to rent together or individually.

Unit 40 comprises am open plan warehouse with a reception and WC

Unit 41 comprises warehouse with mezzanine storage along with office and WC.

The units have a minimum eaves height of 5.5 m and an electric roller shutter door height of 4.5 m.

Externally each unit has a demised area for parking and access which is laid in tarmac and concrete.



ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
UNIT 40		
GROUND FLOOR		
Warehouse	c. 118	1,270
Office	c. 8	88
WC	-	-
FIRST FLOOR		
Mezzanine	c. 75	812
UNIT 41		
Warehouse	c. 117	1,259
Reception	c. 8	82
WC	-	-
TOTAL ACCOMMODATION	75	3,520

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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:
8333



NEIGHBOURING OCCUPIERS

Dennison Industrial Estate, Ballyclare

LEASE DETAILS

RENT:	Unit 40: £11,000 plus VAT per annum Unit 41: £11,000 plus VAT per annum
TERM:	Initial term no longer than 18 months
REPAIRS / INSURANCE:	Full repairing and insuring basis
SERVICE CHARGE:	Tenant will pay a fair proportion of the landlords costs and expenses in providing common services to the building

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

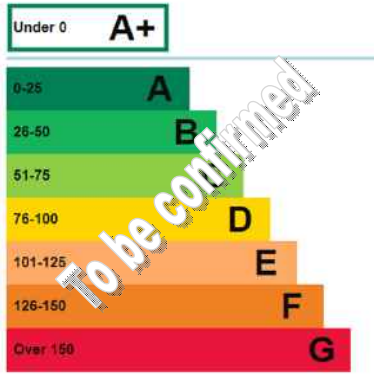
Unit 40 NAV: £5,150

Estimated rates payable in accordance with LPS Website: £3,117

Unit 41 NAV: £5,100

Estimated rates payable in accordance with LPS Website: £3,087

NOTE: The property is eligible for small business rate relief which would reduce the rates by a further 20%





FURTHER INFORMATION

For further information / viewing arrangements please contact:

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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.