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T

TO LET

Unit 1C, Woodside Ind. Est., Woodside Road, Ballymena, BT42 4QJ

Warehouse / Trade Counter & Office Accommodation Extending to c. 7,882 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, an established industrial location, c. 2.6 miles from Ballymena town centre and within close proximity to the M2 Ballymena Bypass which provides quick and convenient access to all parts of the province. Neighbouring occupiers include Fyfes, Raceview Karting and The Cedar Foundation.

DESCRIPTION

The subject comprises a modern mid terrace warehouse / trade counter unit. The building is of steel portal frame construction, with mezzanine storage and office accommodation arranged over first and second floors. Internally the warehouse is finished to include electric roller shutter door access, profile metal cladding, and mezzanine floor. The offices are laid out to provide ground floor reception and kitchen, with open plan and cellular office accommodation over first and second floors. The offices are fitted to include suspended ceilings, carpeted floors, permitter trunking and intercom access. the building benefits from gas fired central heating throughout.

Externally the complex is securely fenced and gated, with demised car parking to the front of the building.

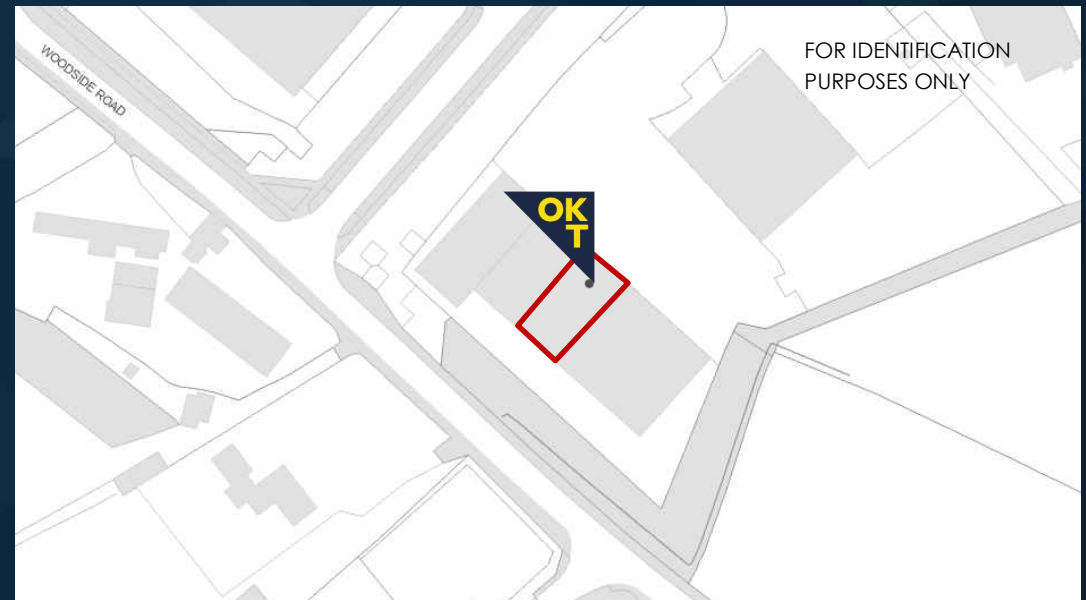
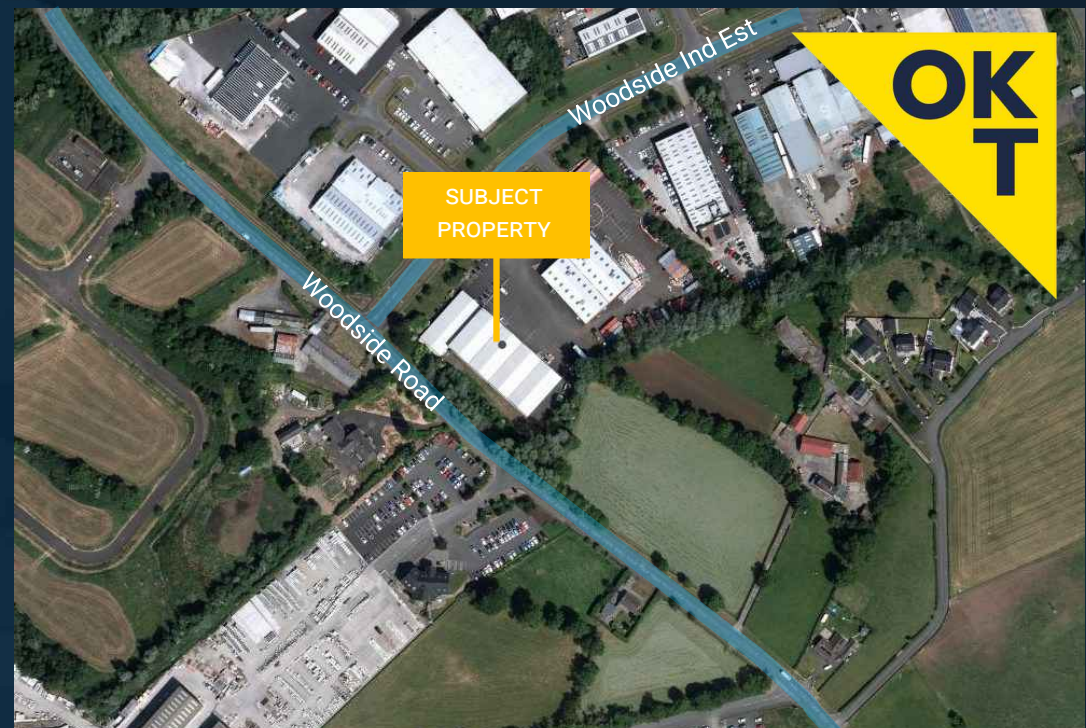
ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Display / Workshop	c. 390 sq m	4,197 sq ft
Mezzanine	c. 87 sq m	932 sq ft
GF/FF/SF Offices	c. 256 sq m	2,753 sq ft
TOTAL ACCOMMODATION	c. 733 sq m	7,882 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: 8879





CP HIRE

GLENS OF ANTRIM
POTATIOES

HARDY BROTHERS

SHOW
AUTOMOTION

MID ANTRIM
SIGNS

HIRE CLASS

BSO GREENMOUNT
HOUSE

STEVENSON
PACKAGING

K&G
MCATAMNEY

**SUBJECT
PROPERTY**

FYFES

NEIGHBOURING OCCUPIERS

WOODSIDE IND. EST., WOODSIDE ROAD, BALLYMENA



Unit 1c, Woodside Industrial Estate
Superb Trade Counter / Workshop & Fully Fitted Offices



LEASE DETAILS

RENT: £37,500 per annum
TERM: Negotiable
REPAIRS / INSURANCE: Full repairing and insuring basis

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

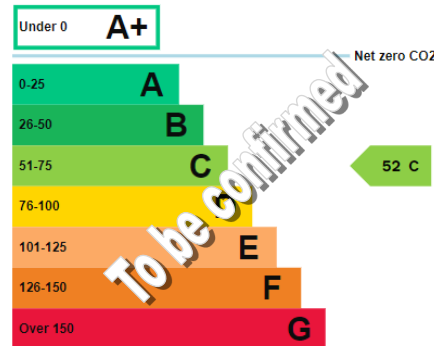
All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

NAV: £18,000

Estimated Rates Payable in accordance with LPS website: £12,534.26

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



FURTHER INFORMATION

For further information / viewing arrangements please contact:

JAMES CHRISTIE

james.christie@okt.co.uk

O'CONNOR KENNEDY TURTLE

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

