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T

TO LET

49 Woodside Road, Ballymena BT42 4HX

Self Contained Warehouse and Office Accommodation Extending to c. 3,561 sq ft

FOR IDENTIFICATION PURPOSES ONLY

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 and 14 miles from Antrim.

The subject is located within Omco Industrial Estate, just off the Woodside Road, a well-established industrial location situated c. 3 miles from the town centre and in close proximity to the M2 Ballymena bypass providing quick and convenient access to all parts of the Province.

Neighbouring occupiers include Ace Fixings, Apeer Doors, Derek Burnside and Two Trees Recovery Services.

DESCRIPTION

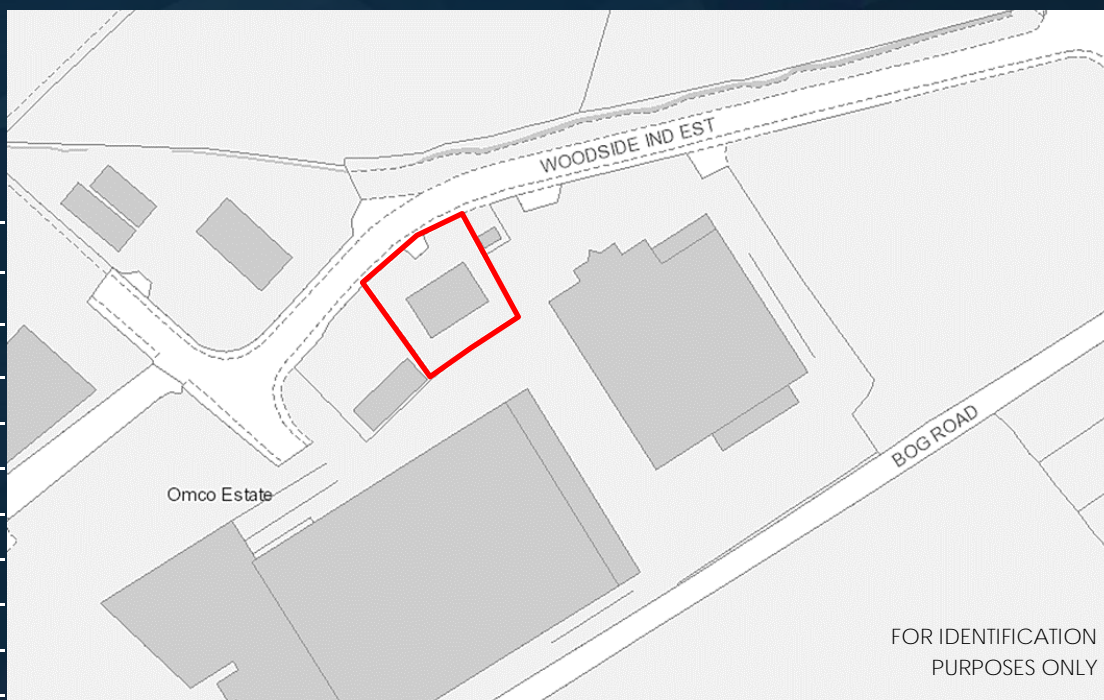
The subject comprises a standalone warehouse with ancillary office accommodation situated on a self-contained site in an established industrial location. Internally the building is laid out to provide a warehouse with mezzanine floors on either side, with roller shutter door access and a minimum eaves height of 3m (5.7m to apex). The building benefits from three phase power supply and has recently undergone refurbishment to include a new roof. In addition, there is a large workshop to the rear of the building with separate roller shutter door access.

The office accommodation comprises two offices with carpeted floors and painted / plastered walls, a kitchen, WC and a store.

Externally the site is securely fenced and gated and is laid in concrete.

ACCOMMODATION

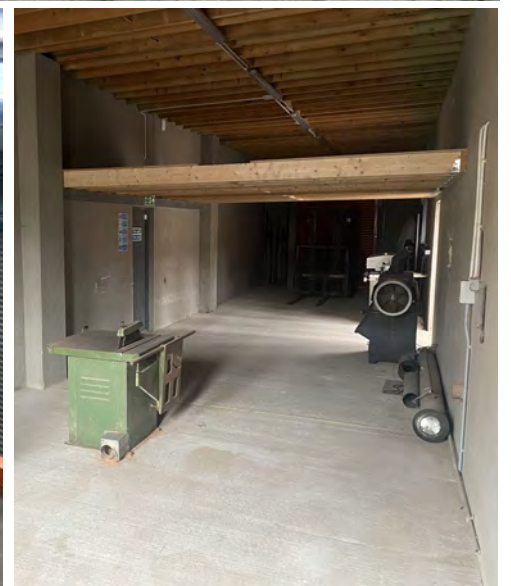
DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Warehouse	c. 175 sq m	1,888 sq ft
Workshop	c. 76 sq m	814 sq ft
Offices	c. 21 sq m	230 sq ft
Kitchen	c. 3 sq m	26 sq ft
Store	c. 10 sq m	104 sq ft
Ground Floor Total	c. 284 sq m	3,062 sq ft
FIRST FLOOR		
Mezzanine	c. 46 sq m	499 sq ft
TOTAL ACCOMMODATION	c. 330 sq m	3,561 sq ft





49 Woodside Road, Ballymena BT42 4HX

Warehouse and Office Accommodation Extending to c. 3,561 sq ft Situated on a Secure Site



LEASE DETAILS

RENT: £16,000 per annum
 TERM: Negotiable
 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.

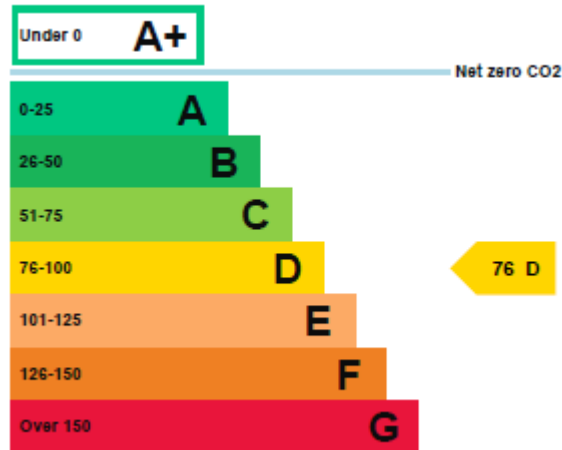
NAV

(RATES PAYABLE)

NAV: £8,310

Estimated rates payable in accordance with LPS Website: £5,178

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



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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/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.

REF: 9668

FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they 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.