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FOR SALE

**Unit B8 Kilbegs Business Pk, Fergusons Way, Kilbegs Road, Antrim BT41 4LZ**

Office / Warehouse Investment Opportunity extending to c. 3,873 sq ft (360 sq m) and producing an income of £27,500 p.a.

# LOCATION

Kilbegg Business Park is a popular commercial park located approximately 1 mile from Antrim town centre and 14 miles north west of Belfast close to The Junction (formerly Junction One), Northern Ireland's premier retail outlet shopping centre and leisure destination whose occupiers include McDonalds, Asda, Lidl, B&M and Omniplex Cinema.

Conveniently positioned close to the Dunsilly Roundabout providing ease of access to the M2 Motorway and A26 Ballymena Road.

# DESCRIPTION

The subject unit comprises ground floor warehouse and offices with staff and WC facilities and mezzanine floor offices. The unit is of portal steel frame construction with high profile metal cladding / glazed curtain walling with car parking to the front and rear of the property.

Internally the office accommodation generally comprises carpeted flooring, painted / plastered walls, suspended ceilings with recessed strip fluorescent lighting and gas fired heating with the rear stores having suspended LED lighting, screed concrete floor and roller shutter / pedestrian doors.

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Warehouse (including mezz storage)	c. 202 sq m	2,174 sq ft
Reception	c. 9 sq m	99 sq ft
Open Plan Office	c. 62 sq m	665 sq ft
Kitchen	c. 10 sq m	112 sq ft
WC's (Gents, Ladies / Disabled)		
<b>FIRST FLOOR</b>		
2 no offices	c. 77 sq m	823 sq ft
<b>TOTAL ACCOMMODATION</b>	<b>c. 360 sq m</b>	<b>3,873 sq ft</b>

## Customer Due Diligence:

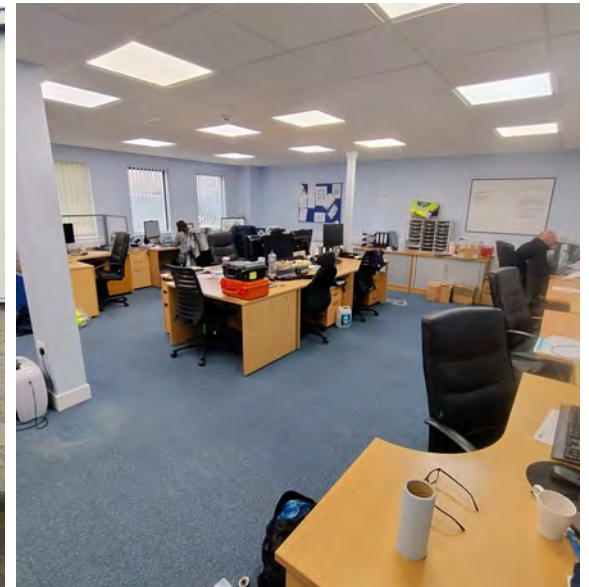
As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>. 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.





**Unit B8 Kilbegs Business Pk, Fergusons Way, Kilbegs Road, Antrim BT41 4LZ**

Modern Business Unit comprising office / warehouse accommodation extending to c. 3,873 sq ft (360 sq m)



# INVESTMENT DETAILS

The unit is let to Scotland Gas Networks PLC (Company No: SC264065) t/a SGN for a term of 5 years from 1 December 2023, at a rental of £27,500 per annum plus VAT. The tenant has been in occupation since 2006.

The tenant is also responsible for the estate service charge which is currently c. £1,000 plus VAT per annum and a road bond which is currently c. £1,630 plus VAT per annum.

SGN is a gas utility company founded in 2004 which provides gas distribution to domestic, commercial and industrial customers across the UK. The March 2023 accounts recorded a turnover of £416M and a net profit of £63M up from £339M / £51M in 2022.

# SALES DETAILS

PRICE: £300,000

TITLE: Long Leasehold subject to nominal ground rent.

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.



## FURTHER INFORMATION

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## O'CONNOR KENNEDY TURTLE

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