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TO LET

## Unit 23A Pennybridge Industrial Estate, Ballymena BT42 3HB

Showroom / Trade Counter Extending to c. 496 sq m (5,339 sq ft)

FOR IDENTIFICATION PURPOSES ONLY



# LOCATION

Ballymena is one of Northern Ireland's leading provincial towns having a resident population of c. 28,000 and a district population of c. 56,500. The town is located c. 26 miles North of Belfast and is well connected to the Province's road network especially Belfast.

The subject unit is located within Pennybridge Industrial Estate, Ballymena's premier industrial and commercial location situated approximately 1.5 miles south east of Ballymena Town Centre and just off the M2 motorway with easy access to Belfast.

Other occupiers within the estate JP Corry, Screwfix, Howdens, The Bath Shack, Fyfes, Dale Farm, Ballymena Honda, Lifestyle Fitness and NIE.

# DESCRIPTION

The subject comprises a modern warehouse unit with showroom and storage accommodation arranged over ground and first floor – mezzanine levels. The double height showroom / trade counter provides access to a large rear store with rear roller shutter access, with further showroom and staff accommodation on the first-floor mezzanine.

The showroom is finished to include painted and plastered walls and carpeted flooring.

Externally there is parking to the front of the unit and rear access for deliveries.

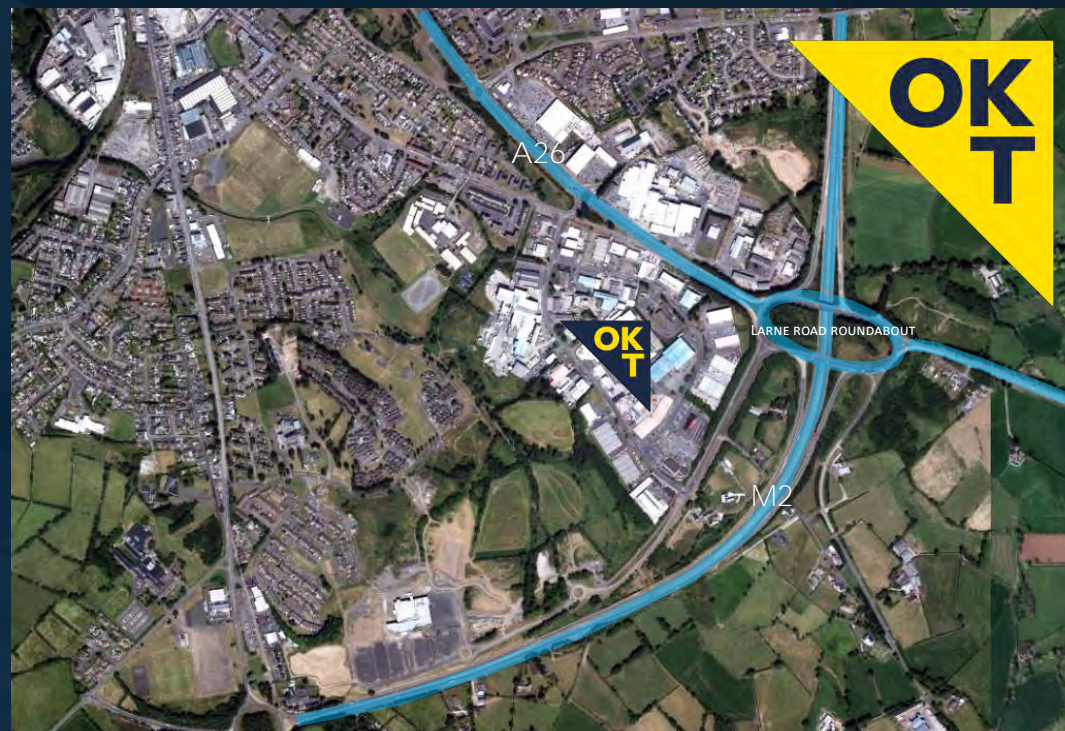
# ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Ground Floor (to include showroom and store)	c. 291 sq m	3,132 sq ft
Mezzanine (to include showroom, kitchen, and WC)	c. 205 sq m	2,207 sq ft
<b>TOTAL ACCOMMODATION</b>	<b>c. 496 sq m</b>	<b>5,339 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.

REF: 9759





SUBJECT PROPERTY

LARNE ROAD  
ROUNDBABOUT

M2 MOTORWAY

BALLEE ROAD EAST

**UNIT 23A PENNYBRIDGE INDUSTRIAL  
ESTATE, BALLYMENA BT42 3HB**

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# LEASE DETAILS

RENT: £18,000 per annum  
 TERM: Negotiable  
 REPAIRS / INSURANCE: Full repairing and insuring lease.  
 VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

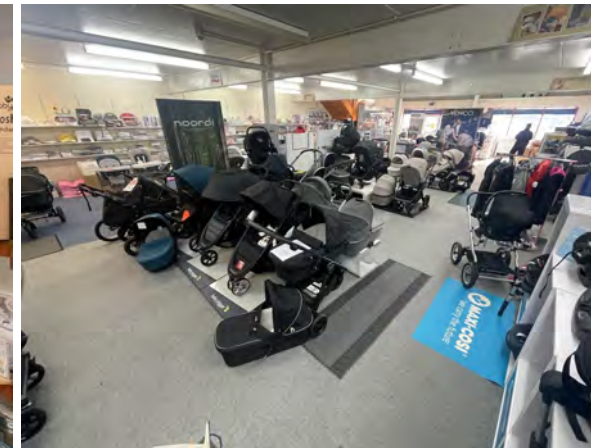
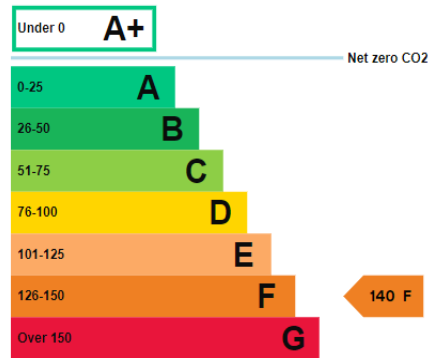
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

## NAV (RATES PAYABLE)

NAV: £13,500

Estimated rates payable in accordance with LPS Website: £8,379.40

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



## FURTHER INFORMATION

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### 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.