

TO LET

Units 3 & 4, 18 Plasketts Close, Kilbegs Business Park, Antrim, BT41 4NN

LOCATION

Kilbegs Business Park is located c. 1 miles from Antrim town centre and c. 14 miles north west of Belfast city. The subject properties are prominently located off the rear access road to The Junction, Northern Ireland's premier retail outlet shopping centre and leisure park which attracts c, 50,000 to 60,000 people per week,

The units are readily accessible being in close proximity to Dunsilly Roundabout providing ease of access to the M2 Motorway and A26 towards Ballymena and Coleraine. Belfast International Airport is located c. 5 miles to the south of Antrim and is one of Northern Ireland's primary transport hubs that handles c. 5.2 million passengers and c. 48,000 tonnes of cargo on a yearly basis.



DESCRIPTION

The subject units will each comprise c. 11,150 sq ft portal framed new build high bay light industrial buildings with the use of c. 38 no. communal car park spaces.

The units will have an eaves height of c. 8m / 30ft with pedestrian access to the front and roller shutter access to the rear.

The units will be built to developers shell condition with capped services to the front of the unit ready for tenant fit out - see attached architects drawings for additional construction details.

The units are scheduled to be ready for occupation in May/June 2027.

Landlord can provide a bespoke tenant fit out - further details on request.



ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Unit 3	c. 1,035	c. 11,150
Unit 4	c. 1,035	c. 11,150

Customer Due Diligence:

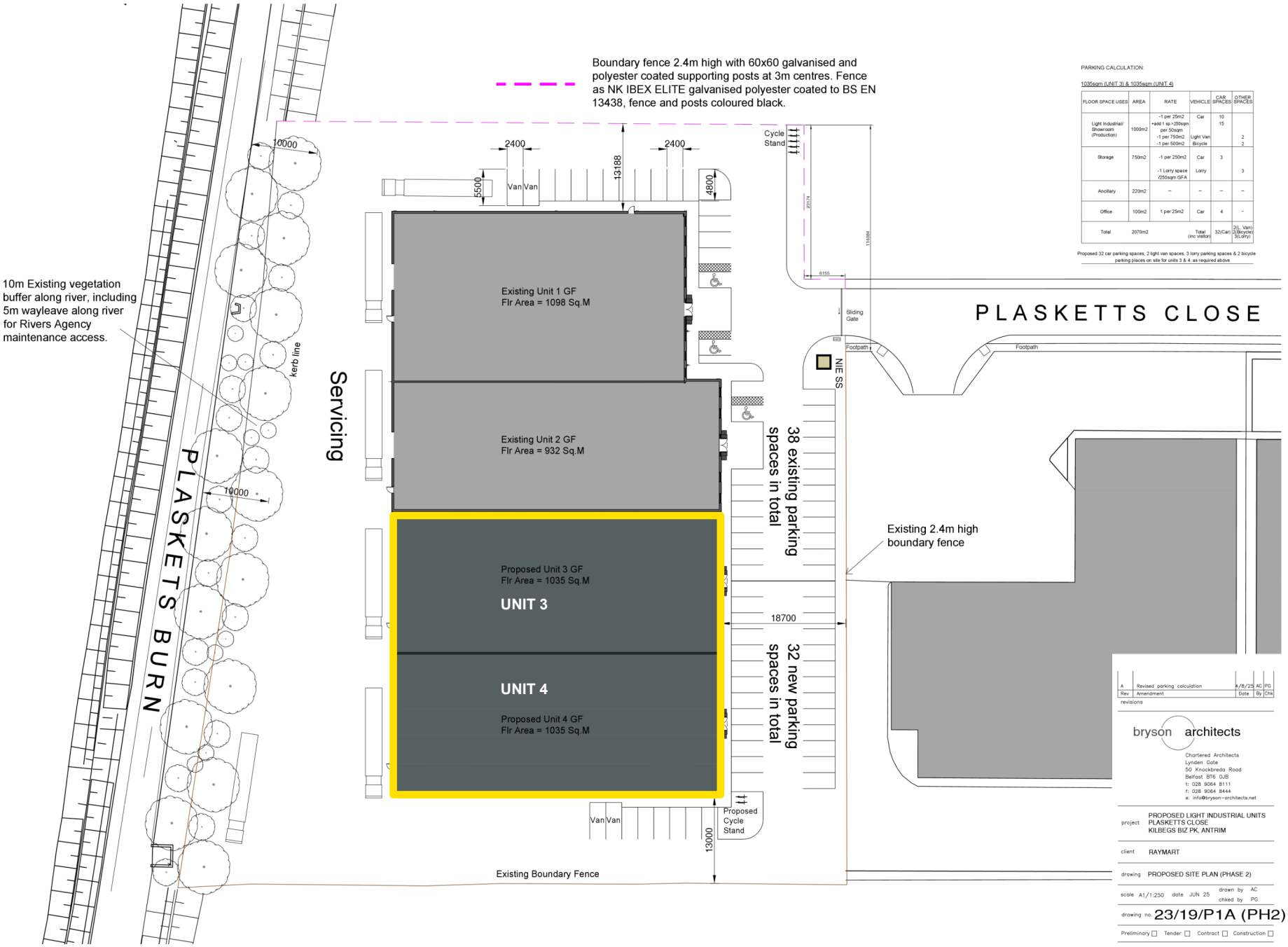
As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - http://www.legislation.gov.uk/uksi/2017/692/made. 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: 9948



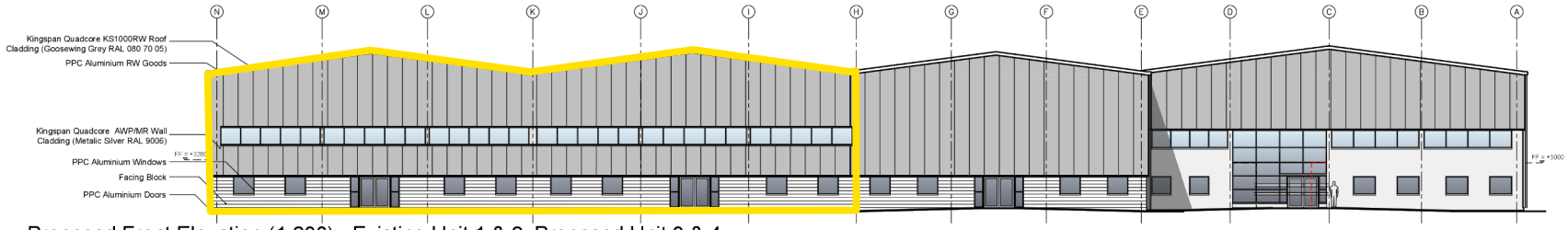
Neighbouring Occupiers

Units 3 & 4, Plasketts Close, Kilbegs Business Park

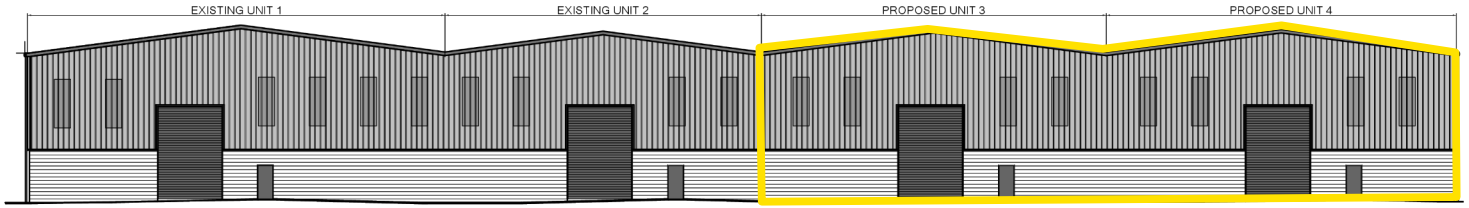


Proposed Site Plan

Units 3 & 4, Plasketts Close, Kilbegs Business Park



Proposed Front Elevation (1:200) - Existing Unit 1 & 2, Proposed Unit 3 & 4



Proposed Rear Elevation (1:200) - Existing Unit 1 & 2, Proposed Unit 3 & 4

Rev	Amendment	Date	By	Chk

revisions

bryson architects

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project PROPOSED LIGHT INDUSTRIAL UNITS
PLASKETTS CLOSE
KILBEGS BIZ PK, ANTRIM

client RAYMART

drawing PROPOSED UNIT 3 & 4 ELEVATIONS

scale A2/AS NOTED date OCT 25 drawn by AC
chked by PG

drawing no. 23/19/M2

Preliminary ☐ Tender ☐ Contract ☐ Construction ☐

drawing remains copyright of the architect

Proposed Elevations

Units 3 & 4, Plasketts Close, Kilbegs Business Park

LEASE DETAILS

RENT:	£100,500 per unit Note: Bespoke tenant fit out by the landlord can be rentalised if required - further details on request.
TERM:	Negotiable, subject to periodic upwards only rent reviews
REPAIRS/ SERVICE CHARGE:	Full repairing and insuring lease with provision for a service charge to recover a fair proportion of landlords costs in repairing and maintaining the common areas and management fee
INSURANCE :	Landlord insures and tenant to reimburse a fair proportion

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.

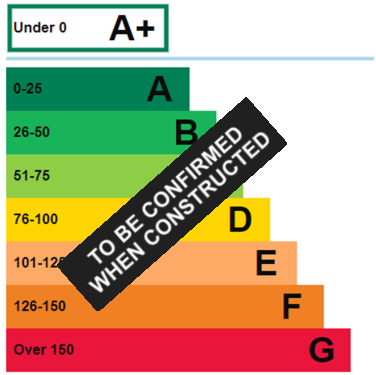
VAT

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

NAV

NAV: To be assessed once constructed.

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



UNITS 1 & 2



REAR OF UNITS 1 & 2



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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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

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