

The logo consists of the letters 'OKT' in a bold, black, sans-serif font, arranged vertically. The letters are positioned on a yellow triangular background that points downwards.A photograph of a modern industrial estate. The main building is a two-story structure with a light-colored facade and large glass windows. It has two large roll-up doors. In front of the building is a paved parking area with several cars parked. A black metal fence surrounds the parking area, with two gates. To the left, there is another industrial building with a corrugated metal roof. In the background, a power line tower is visible against a clear blue sky.

**FOR SALE / TO LET**

## **19A Springfarm Industrial Estate, Antrim BT41 4NT**

Self contained modern warehouse and ancillary office accommodation of c. 10,450 sq ft / 971 sq m with private parking for c. 12 vehicles

# LOCATION

The subject is located within Springfarm Industrial Estate, a well-established commercial location c. 1 mile north of Antrim Town Centre, c. 19 miles north west of Belfast and c. 11 miles south of Ballymena.

The estate is accessed from the Ballymena Road which is the main arterial route from Dunsilly Roundabout which links the M2 and A26 providing access to the wider Province and the nearby Belfast International Airport.

Neighbouring occupiers include Fyfes, MacBlair, Beatty Fuels and Howdens, with the nearby Junction Retail & Leisure Park home to Lidl, Asda, Omniplex Cinema, B&M, Starbucks, Nandos, McDonalds and Holiday Inn.

# DESCRIPTION

The subject comprises modern warehousing with ancillary offices on a self contained site, with the warehousing being of portal steel frame construction with profile steel elevations and profile steel roof covering with translucent panels providing good levels of natural light.

The property benefits from offices, kitchen and WC facilities and having been constructed as two separate units with independent power supplies it could be split if required.



# SPECIFICATION

- 2 No. electric roller shutter doors
- 20ft / 6m eaves rising to 28 ft / 85 m eaves
- Internal and External CCTV
- On site car parking
- Mezzanine floor of c. 5,028 sq ft part of which could be removed to provide c. 2,800 sq ft of full height warehouse.
- Double electric roller shutter to front elevation
- Oil fired space heating in warehouse
- Can be split to provide two separate units

# SITE AREA

The subject sits on a site of c. 0.3 acres.



**1 MILE**

TO ANTRIM TOWN CENTRE

**19 MILES**

TO BELFAST CITY



M2 MOTORWAY  
ACCESSED WITHIN 2  
MINUTES VIA  
BALLYMENA ROAD  
(A26)



**C. 15 MINS DRIVE TO**  
BELFAST  
INTERNATIONAL  
AIRPORT



## ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
<b>GROUND FLOOR</b>		
Warehouse (includes offices, canteen and 2 no. WC's)	c. 455 sq m	c. 4,894 sq ft
Store	c. 49 sq m	c. 528 sq ft
<b>MEZZANINE</b>		
Stores	c. 467 sq m	c. 5,028 sq ft
<b>TOTAL</b>	c. 971 sq m	c. 10,450 sq ft

### OUTSIDE

Portacabin Office / Store c. 36 sq m c. 388 sq ft

Parking for c. 12 cars

## SALES DETAILS

PRICE: We are instructed to seek offers in the region of **£650,000** exclusive of VAT

TITLE: Freehold

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.

## LEASE DETAILS

RENT: £41,500 per annum

TERM: Negotiable, subject to periodic upwards only rent reviews

REPAIRS / INSURANCE: Full repairing and insuring lease

## RATES PAYABLE

NAV: £21,900.00

Estimated rates payable in accordance with LPS Website: £12,870.41

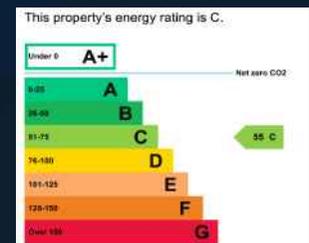
All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

## VAT

All prices and outgoings are exclusive of VAT, which will be chargeable.

## EPC

EPC Rating: C55





Modern Warehouse and ancillary office accommodation extending to c. 971 sq m (10,450 sq ft)

**OK  
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## **19A Springfarm Industrial Estate Antrim BT41 4NT**

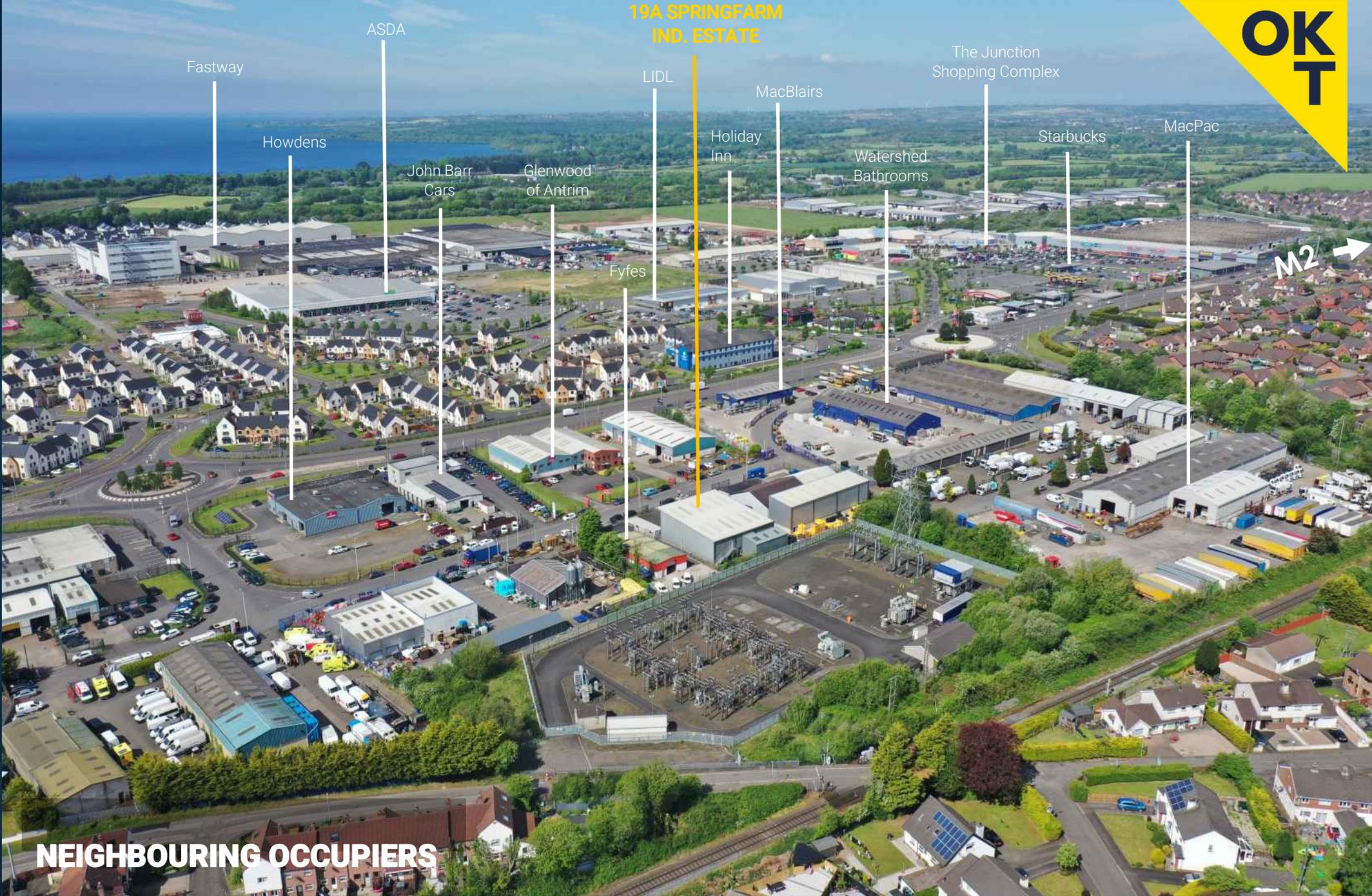


### **Customer Due Diligence:**

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.



**19A SPRINGFARM  
IND. ESTATE**



Fastway

ASDA

Howdens

John Barr  
Cars

Glenwood  
of Antrim

Fyfes

LIDL

Holiday  
Inn

MacBlairs

Watershed  
Bathrooms

The Junction  
Shopping Complex

Starbucks

MacPac

M2 →

**NEIGHBOURING OCCUPIERS**



# FURTHER INFORMATION

For further information / viewing arrangements please contact:

**IAIN MCCABE** 07776 152 152

[iain.mccabe@okt.co.uk](mailto:iain.mccabe@okt.co.uk)



## O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ

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.