

Unit 8 Dennison Industrial Estate, Ballyclare, BT39 9EB

Warehouse and office accommodation with secure yard extending to 4,176 sq ft

LOCATION

Ballyclare is the largest settlement within Newtownabbey. The town is located c. 12 miles north of Belfast, c. 11 miles from Antrim, c. 15 miles from Ballymena and c. 5 miles from Mallusk.

Due to the towns proximity to the M2 motorway it benefits from excellent transport links with the rest of the Province, the Belfast International Airport and the Port of Larne, which is just 15 minutes drive away. Ballyclare forms part of the Newtownabbey Council Area, which has a population of c. 85,000 persons. The town also supports a significant rural hinterland and has recently become a commuter belt to Belfast and Newtownabbey due to the enhanced transport links with the dualled A8.

Dennison Industrial Estate is a well established and popular industrial location, c. 1 mile from the town centre and c. 3.5 miles from the M2 motorway intersection leading to Belfast. Neighbouring occupiers within the estate include Dennison Commercial, Saint-Gobain Weber, Hammer Tech, Currys, Biffa and Kerr's Tyres.



DESCRIPTION

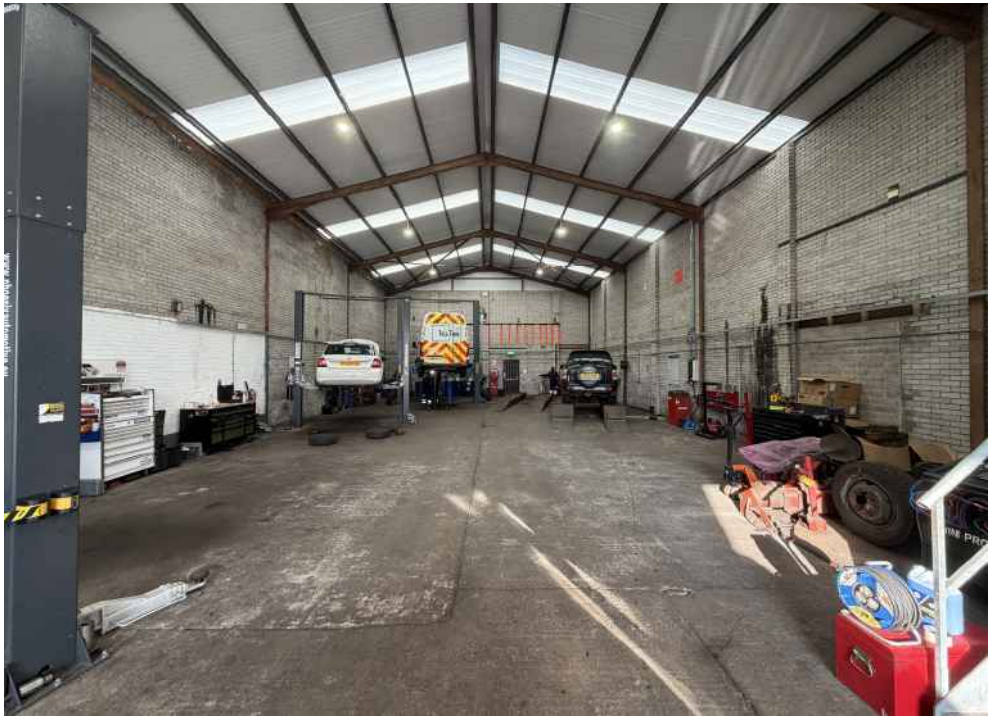
The subject comprises warehouse with ancillary office accommodation, situated on a secure site.

The warehouse benefits from a clear eaves height of 6 m and is accessed via a 4.5 m high electric roller shutter door, making it well suited to a variety of storage, distribution and light industrial uses. On the ground floor there is a modern open plan office and 2 no. WC's, with two further offices and a kitchen at first floor level.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Warehouse	c. 323	3,477
Office	c. 29	313
WC	-	-
FIRST FLOOR		
Office 2	c. 16	175
Office 3	c. 12	130
Kitchen	c. 8	79
WC	-	-
TOTAL ACCOMMODATION	388	4,176

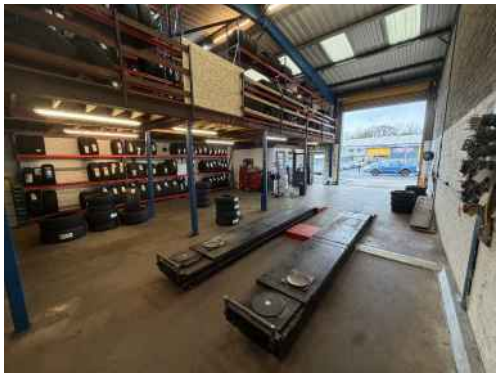




Unit 8 Dennison Ind. Estate

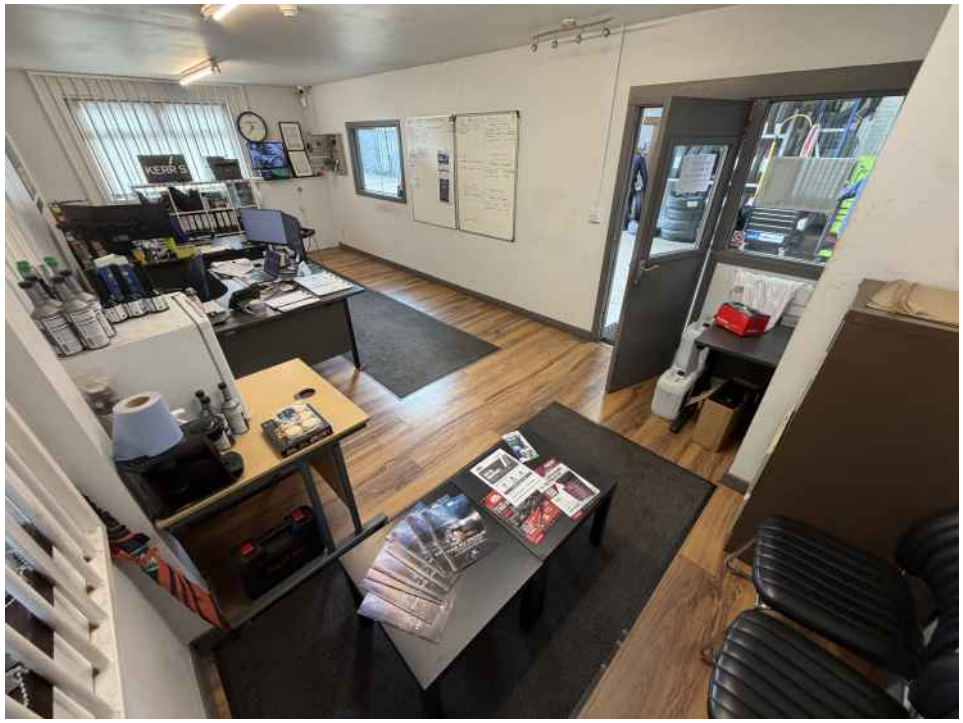
Warehouse and office accommodation with secure yard











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: 8333



NEIGHBOURING OCCUPIERS

Dennison Industrial Estate, Ballyclare

LEASE DETAILS

RENT:	£26,000 plus VAT per annum
TERM:	Negotiable
REPAIRS / INSURANCE:	Full repairing and insuring basis
SERVICE CHARGE:	Tenant will pay a fair proportion of the landlords costs and expenses in providing common services to the building

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.

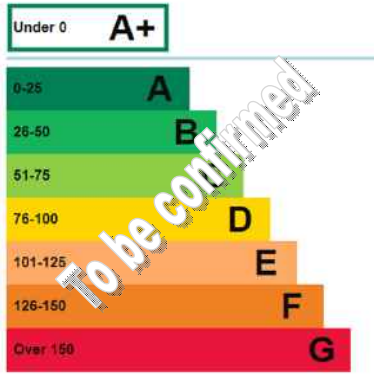
NAV

NAV: £11,600

Estimated rates payable in accordance with LPS Website: £7,021

NOTE: The property may be eligible for small business rate relief which would reduce the rates by a further 20%

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





FURTHER INFORMATION

For further information / viewing arrangements please contact:

MARK PATTERSON
mark.patteson@okt.co.uk

JAMES CHRISTIE
james.christie@okt.co.uk

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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