



**OK
T**

FOR SALE

5 Orchard Close, Antrim, Co Antrim, BT41 2RZ

Warehouse / Office Investment Opportunity Producing £100,000 per annum

SALE AND LEASEBACK OPPORTUNITY

FOR IDENTIFICATION PURPOSES ONLY

LOCATION

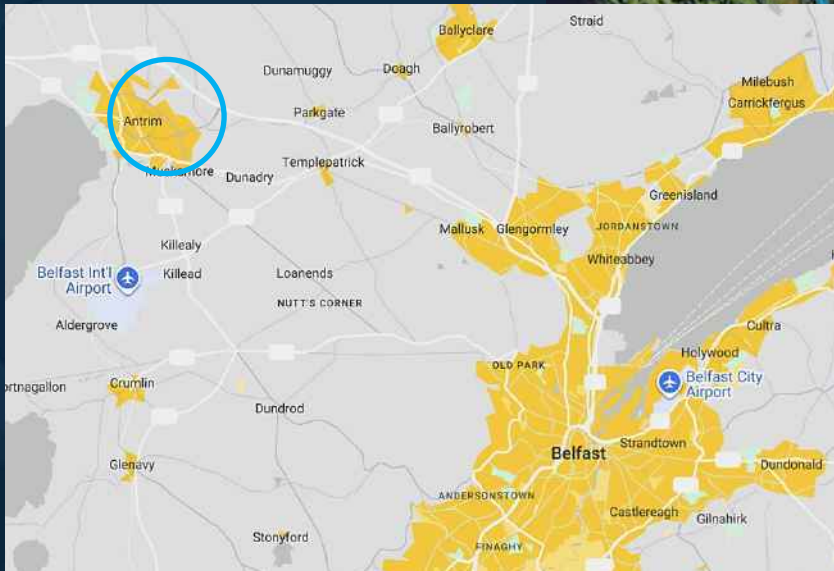
Antrim is located 18 miles north of Belfast and 12 miles south of Ballymena. The town is located in a strategic position and benefits from excellent transport links to the M2 Motorway and A26, which provides quick and direct access to all parts of the Province, Belfast International Airport and Belfast and Larne Ports.

The subject is located on Orchard Close, just off the main Greystone Road (B95) which is only 1.5 miles / 3 mins drive from the M2 (and wider road network) via the Rathbeg Roundabout.

Neighbouring commercial occupiers include SAM Mouldings, Golden Popcorn, Journey Community Church, Iron Mountain, SFG Forwarding and Royal Mail.

DESCRIPTION

The subject property, constructed c. 2007, is of portal steel frame construction with part insulated architectural blockwork / part double skin profile steel elevations with double skin profile steel roof with translucent panels providing good levels of natural light.



Internally the **warehouse** has a smooth screed concrete floor, suspended low energy lighting, 3 phase electricity and a dust extraction system that provides heating for the main warehouse.

The **office block** is fitted to include painted / plastered walls, perimeter trunking, wood laminate flooring with generous kitchen / canteen and oil fired heating.

Externally this self contained site has a full concrete apron with loading dock and has a fenced and gated perimeter.



C. 2 MILES FROM
ANTRIM TOWN
CENTRE



M2 MOTORWAY
IN CLOSE
PROXIMITY



C. 2 MILES FROM
BELFAST
INTERNATIONAL
AIRPORT



C. 17 MILES FROM
BELFAST CITY
CENTRE



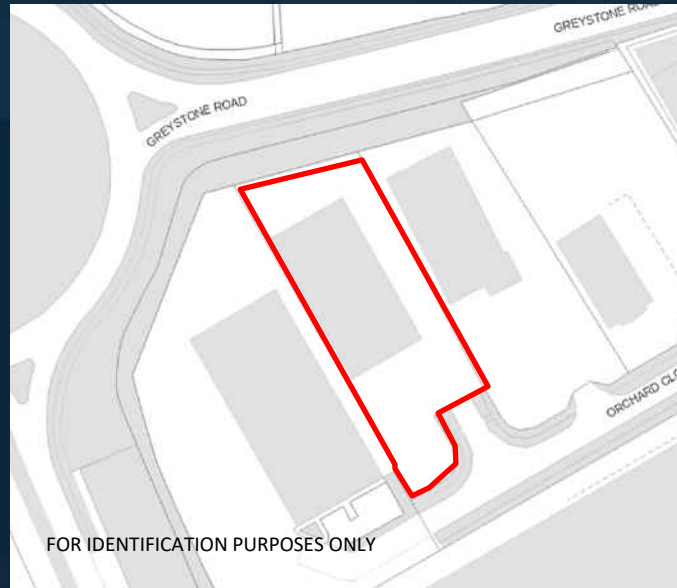
ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Warehouse (with loading dock and including store of 275 sq ft) Eaves of 17ft with c. 21 ft apex	c. 1,231	13,260
Mezzanine Stores	c. 163	1,753
Offices (including kitchen/ canteen and stores)	c. 116	1,249
WC Facilities		
TOTAL	c. 1,510	16,262

SITE AREA/PARKING

The subject sits on a site of c. 0.9 acres (0.36 hectares).

There is parking provision for c. 17 cars and an EV Charger on site.



TENANCY

Tenant:	Oakfield Cabinets Ltd
Term:	15 years from completion of sale
Initial Rent:	£100,000 plus VAT
Rent Review:	5 yearly rent reviews
Repairs & Insurance:	Full repairing and insuring basis
Other Costs:	Tenant responsible for all business rates, water charges and utilities
VAT:	VAT is payable

TENANT OVERVIEW

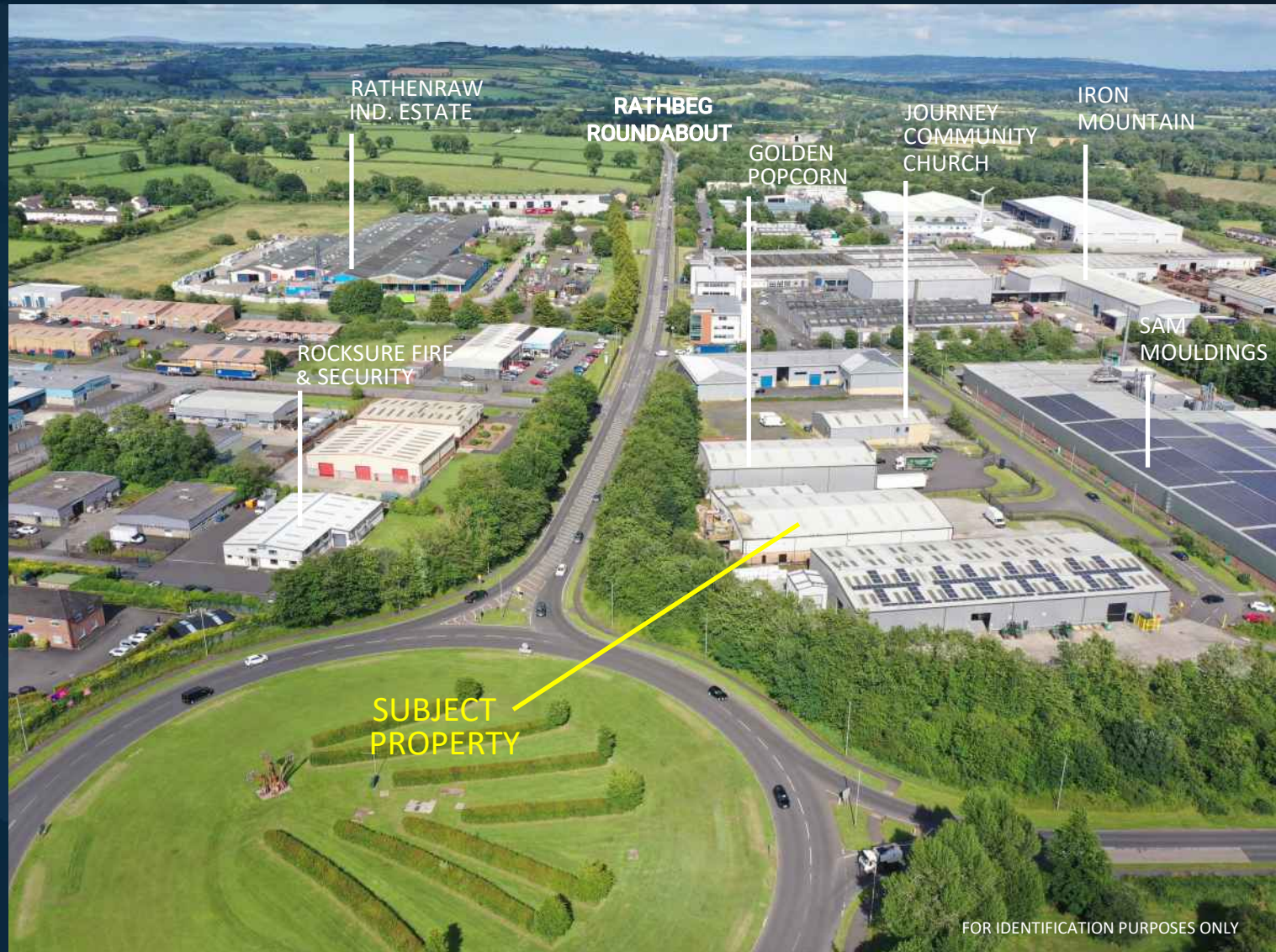
Oakfield Cabinets Ltd is a manufacturer of kitchen, bedroom and bespoke cabinet products. They supply both private clients and specialist fit out companies in the residential and commercial sectors across Ireland and have been in operation since 1990. [Click here for link to Companies House Listing](#)

Additional information on the tenant including a more detailed synopsis can be provided upon request.



360° VIDEO

Walkthrough Video



5 Orchard Close, Antrim, Co Antrim, BT41 2RZ

Warehouse / Office Investment Opportunity producing £100,000 per annum



5 Orchard Close, Antrim, Co Antrim, BT41 2RZ

Warehouse / Office Investment Opportunity producing £100,000 per annum



SALES DETAILS

PRICE:

We are instructed to seek offers in the region of **£1,300,000** (One Million Three Hundred Thousand Pounds).

TITLE:

The property is held on a long leasehold title subject to nominal ground rent.

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.

RATES PAYABLE

NAV: £50,000.

Estimated Rates Payable in accordance with LPS: £30,265.

Please note that all prospective purchasers should make their own enquiries to confirm the NAV / rates payable.

VAT

We are advised that the property is elected for VAT

EPC

To be confirmed.



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.

**OK
T**

FURTHER INFORMATION

For further information / viewing arrangements please contact:

IAIN MCCABE

iaain.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

028 9024 8181 | 028 7034 4244 okt.co.uk

JOINT AGENT

TONY DONNELLY

to-

ny@northernproperty.com

028 90324 555

northernproperty.com



OKT / Northern Property 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 OKT / Northern Property have any authority to make or give any representation or warranty in relation to this property. (iv) OKT / Northern Property have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.