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TO LET

## 50 Derrygowan Road, Randalstown BT41 3JS

Modern warehouse Accommodation from 3,425 sq ft – 6,850 sq ft

# LOCATION

Randalstown is a small town located c. 23 miles north west of Belfast and 10 miles south of Ballymena.

The subject property is located on Derrygowan Road, approximately 0.5 miles from the main M22 motorway and accessed via the Moneynick Road roundabout. The location also provides easy access towards Randalstown (2 miles) and Antrim (7 miles).

# DESCRIPTION

The subject comprises modern warehouse accommodation of steel portal frame construction with block walls, metal clad / insulated walls & roof coverings and concrete floor.

The units have 2 No. electric 4m x 4m roller shutter doors, translucent GRP roof lights and has an eaves height of 3.9m rising to 6.7m at apex

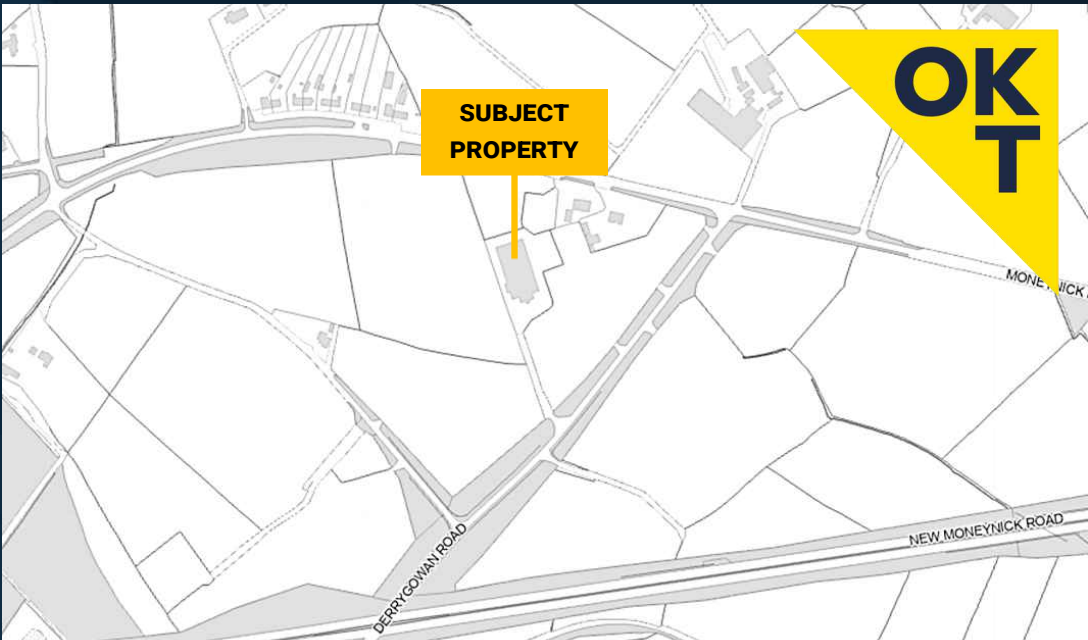
Externally there is a concrete yard and parking area to the side of the property.

# ACCOMMODATION

| DESCRIPTION         | AREA (SQ M) | AREA (SQ FT) |
|---------------------|-------------|--------------|
| Unit 1              | c. 318      | 3,425        |
| Unit 2              | c. 318      | 3,425        |
| TOTAL ACCOMMODATION | c. 636      | 6,850        |

## 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.



# LEASE DETAILS

RENT: Unit 1: £20,000 per annum  
Unit 2: £20,000 per annum

TERM: Negotiable

REPAIRS / INSURANCE: Full repairing and insuring lease

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

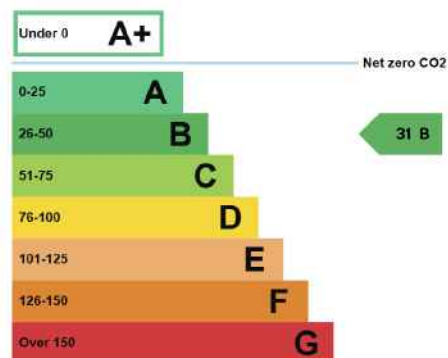
All prices, outgoings etc are exclusive of, but may be subject to VAT.

## NAV (RATES PAYABLE)

NAV: Units 1 & 2 - £13,000

Estimated Rates Payable in accordance with LPS website: £7,639.97

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



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

### 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

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.

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