



**OK  
T**

**TO LET**

## **Units 3 & 4 Millennium Park, Ballymena, BT42 4QJ**

Modern warehouse / light industrial accommodation, with ancillary upper floor office and showroom space and 16 car parking spaces



# LOCATION



**Ballymena is one of Northern Ireland's leading provincial towns, with a resident population of c, 28,000 persons and a district population of 56,000.**

The town is located c. 35 miles north west of Belfast, c. 14 miles from Antrim and is well served by the Province's main road and rail networks.

The subject is located within Woodside Industrial Estate in a modern business development known as Millennium Business Park.

Millennium Business Park is located c. 2 miles from the centre of Ballymena and within close proximity to the M2 Ballymena Bypass which provides quick and convenient access to all parts of the province.



**C. 2  
MILES  
TO  
BALLYMENA**

**C. 35  
MILES  
TO  
BELFAST CITY  
CENTRE**

**C. 1  
MILE  
TO  
M2  
MOTORWAY**



**30 MINS DRIVE TO  
BELFAST  
INTERNATIONAL  
AIRPORT**



# DESCRIPTION

The subject comprises 2 no. combined units with warehouse and office accommodation arranged over ground and first floors.

The subject forms part of a terrace of 5 units being of steel portal construction with concrete block walls and double skin insulated profile metal cladding to the pitched roof and upper walls.

The units benefit from electric roller shutter access.

Internally the accommodation provides generous storage space on the ground floor together with additional storage on the first floor mezzanine area. Office accommodation is found on both ground and first floor levels complimented by a range of staff facilities including a kitchen and WCs.

Externally there are 16 demised car parking spaces immediately to the front of the building.

NOTE: The mezzanine storage has the ability to be removed and can be removed by the landlord, subject to agreement.

# ACCOMMODATION

Description	Area sq m	Area sq ft
<b>UNIT 3</b>		
GROUND FLOOR OFFICE	C. 40 sq m	425 sq ft
GROUND FLOOR WAREHOUSE	C. 422 sq m	4,541 sq ft
FIRST FLOOR OFFICE	C. 107 sq m	1,151 sq ft
FIRST FLOOR WAREHOUSE	C. 378 sq m	4,070 sq ft
<b>Total Area of Unit 3</b>	<b>C. 947 sq m</b>	<b>10,187 sq ft</b>
<b>UNIT 4</b>		
GROUND FLOOR OFFICE	C. 40 sq m	425 sq ft
GROUND FLOOR WAREHOUSE	C. 422 sq m	4,541 sq ft
FIRST FLOOR OFFICE	C. 107 sq m	1,151 sq ft
FIRST FLOOR WAREHOUSE	C. 378 sq m	4,070 sq ft
<b>Total Area of Unit 4</b>	<b>C. 947 sq m</b>	<b>10,187 sq ft</b>







K & G  
MCATAMNEY

STEVENSON  
PACKAGING

MEF (NI)

SUBJECT  
PROPERTY

ASF  
ENGINEERING

GLENS OF  
TRIM POTATOES

AN-  
RACEVIEW  
KARTING

J A MCCLELLAND &  
SONS

WOODSIDE ROAD

WOODSIDE ROAD

# NEIGHBOURING OCCUPIERS

Units 3 & 4 Millennium Park, Ballymena, BT42 4QJ



# LEASE DETAILS

RENT: Price on Application

TERM: Negotiable

# RATES

NAV: £32,400.

Estimated Rates Payable in accordance with LPS website: £19,493.62.

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

# VAT

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

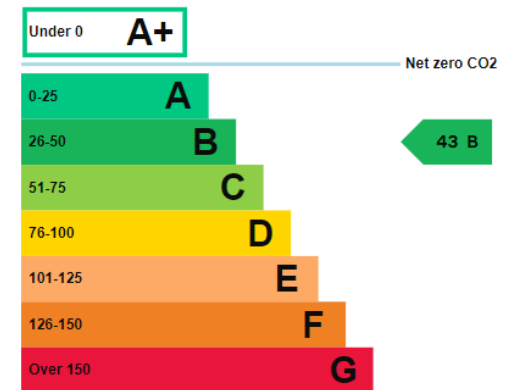
## Customer Due Diligence:

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.

FILE 9336



# EPC CERTIFICATE



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**ALAN MCKINSTRY**

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**JAMES CHRISTIE**

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## O'CONNOR KENNEDY TURTLE

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