

The logo consists of the letters 'OK' stacked above the letter 'T', all in a bold, black, sans-serif font. The logo is positioned in the top right corner of the image, set against a yellow triangular background that points towards the top right.

**TO LET**

**43 Farran Road, Ballymoney, Co Antrim, BT53 8HD**

Newly built warehouse unit ready for tenant fitout - ideal for storage, production, distribution etc. Extends to c. 1,353 m<sup>2</sup> (14,561 sq ft)

# LOCATION

Ballymoney is situated in the heart of North Antrim and is noted for its high proportion of self-employed and local businesses, with an economically active workforce of approximately 76% / around 15,000 people.

The available property is situated within 5 minutes drive off the A26 Ballymoney bypass and so as such is approximately 10 minutes drive from the town itself, this location offers both privacy and convenience for prospective occupants and their staff and customers.

# DESCRIPTION

Landlords will finish the unit ready for letting to the extent of providing roller door / pedestrian doors; screed floor, and basic W.C facility being installed to tie in with the lease date. Three phase electrical supply will be connected for tenants to wire the premise to their own specification in terms of the lighting and heating they require.

Communal parking provision to be improved also and drop loading bay finished off if desired.

# ACCOMMODATION

## DESCRIPTION

AREA (M<sup>2</sup>)

AREA (SQ FT)

Main Area (Open Plan)

1,353.10

14,561

(Dimensions 34.65m x 39.05m)

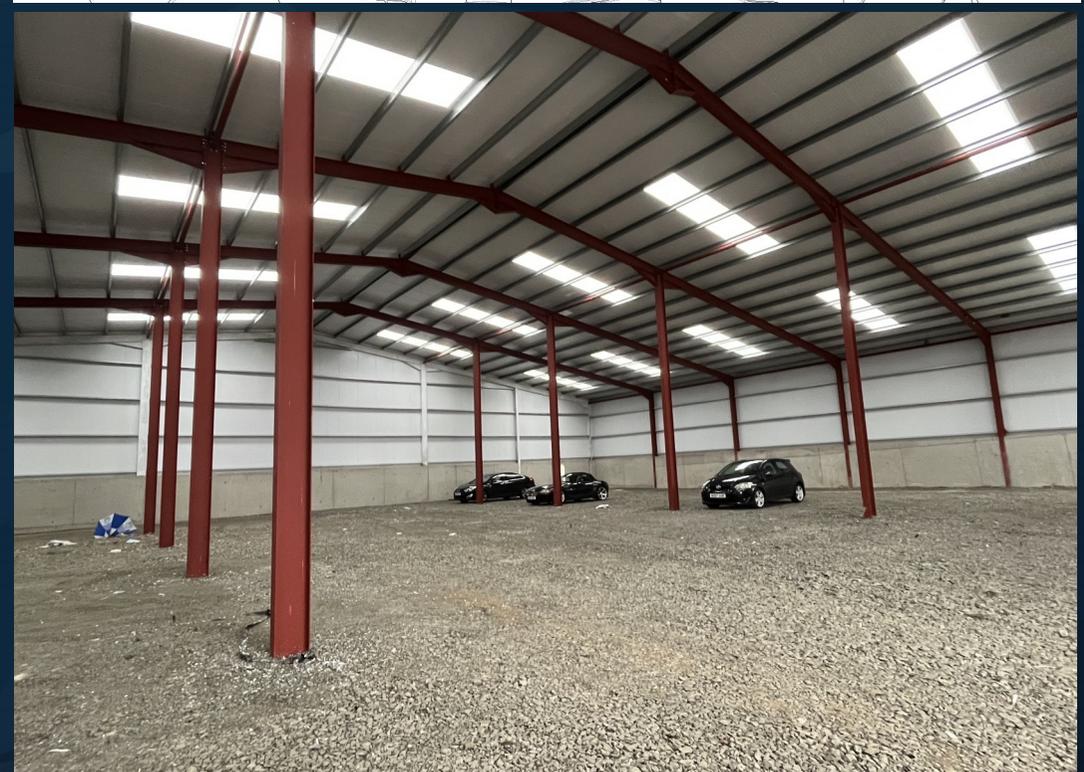
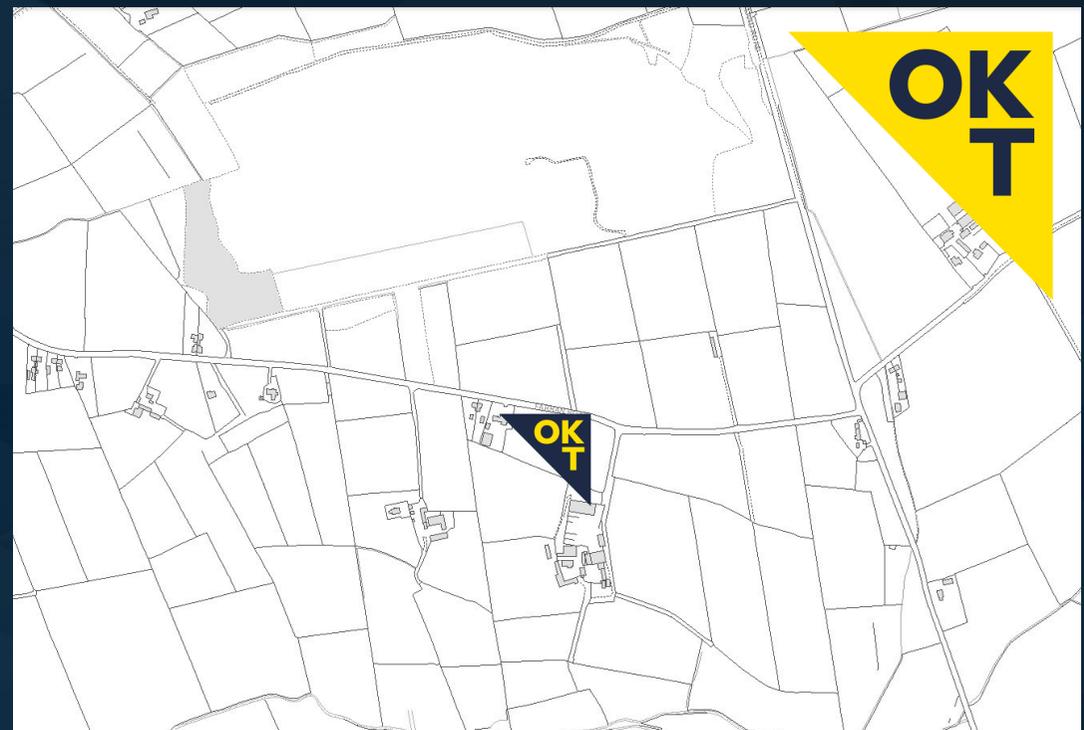
MIN EAVES HEIGHT 5.4M

MAX ROOF PITCH 9.0M

## 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/uk/si/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: C4627



# LEASE DETAILS

RENT:	£42,000 per annum
TERM:	Minium 10 years with rent review at 5th year
REPAIRS / INSURANCE:	Full repairing and insuring lease
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.

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.

## NAV (RATES PAYABLE)

NAV to be assessed upon completion of construction

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

## EPC

EPC to be assessed upon completion of construction



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**HENRY TAGGART**

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**O'CONNOR KENNEDY TURTLE**

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