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TO LET

Unit 17, Dennison Industrial Est., Ballyclare, BT39 9EB

Refurbished Warehouse and Office Accommodation Extending to 11,600 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, c. 3.5 miles from the M2 motorway intersection at Templepatrick and c. 5 miles from Mallusk.

Due to the town's close 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 a mere 15 minutes drive time 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.

DESCRIPTION

The subject comprises refurbished warehouse and office accommodation situated on a self-contained site. The unit forms part of the Dennison Industrial Park in Ballyclare with neighbouring occupiers including Fleck Car Repairs, Curry's and Dennison Bodyshop.

The building is of a steel portal frame construction with a double skinned insulated roof, block brick walls and translucent light panels. The building has a minimum eaves height of 4.7m and a maximum eaves height of 8m.

Internally the accommodation provides generous storage space on accessible via 2o 4.7m and 1 no. 5.7m electrically operated roller shutter doors. The building also provides ancillary office accommodation with 2 no. private offices, kitchenette, 2 no. stores and 2 no. WCs.

Externally the building is situated on a secure self-contained gated site which is laid in concrete and surrounding by palisade fencing.

ACCOMMODATION

DESCRIPTION

Warehouse (to include 2 no. offices, kitchenette, 2 no. stores & 2 no. WCs)

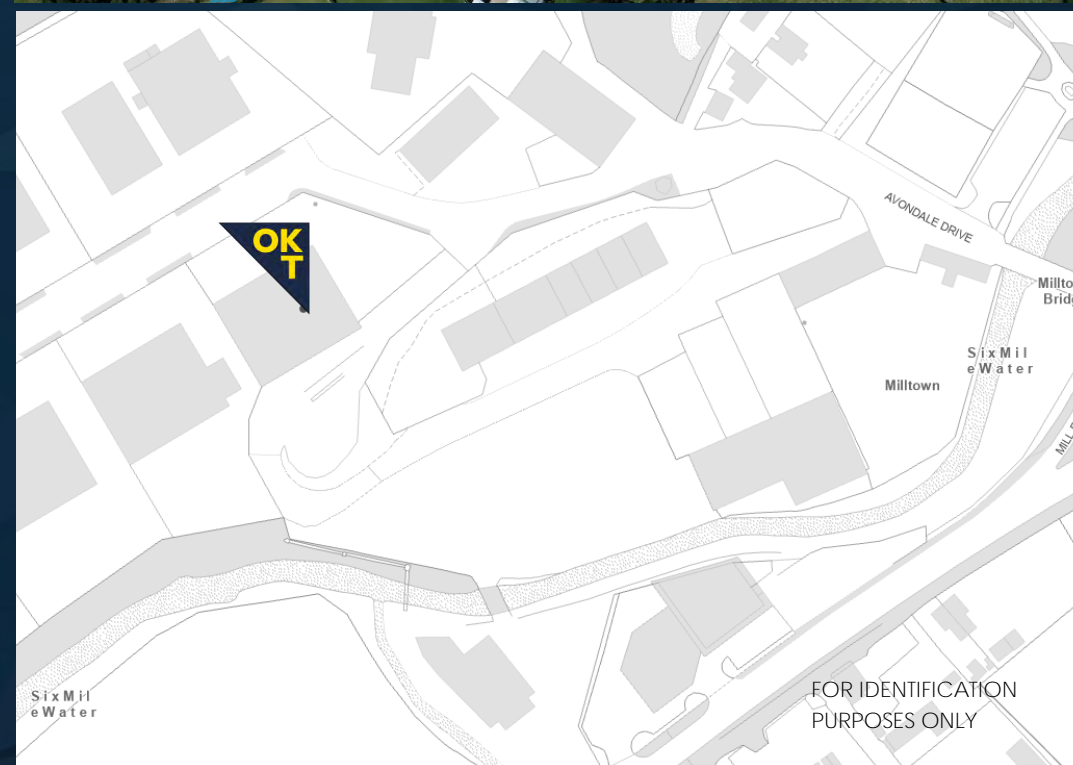
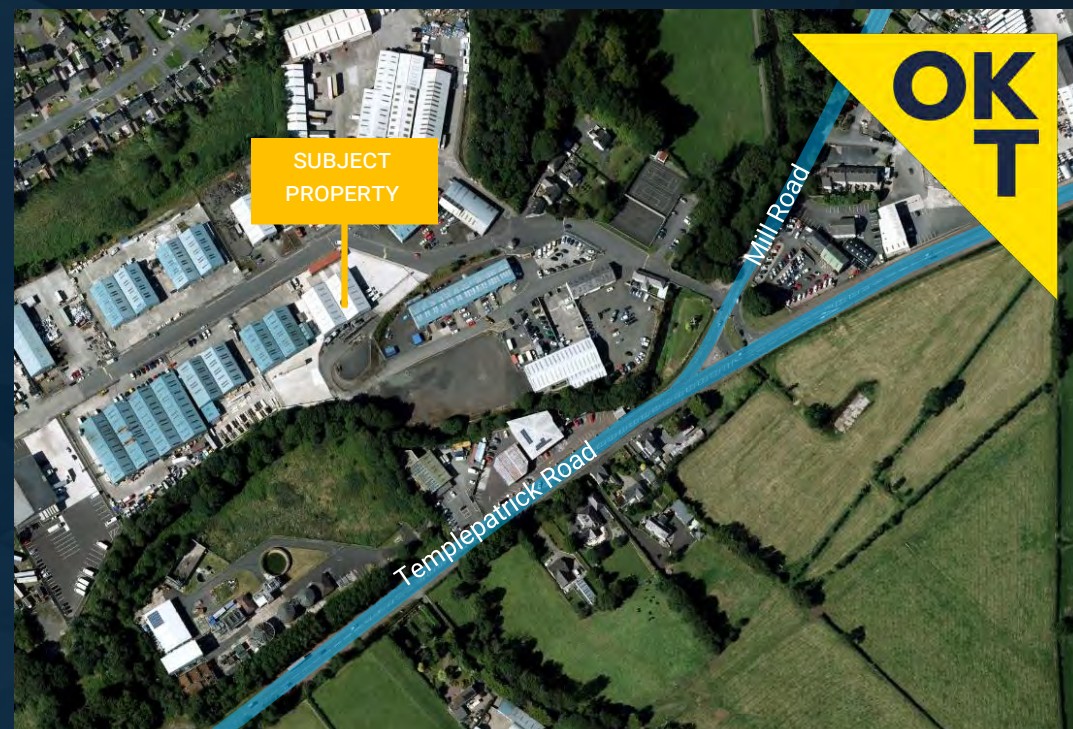
AREA (SQ M) **AREA (SQ FT)**

c. 1,078 sq m 11,600 sq ft

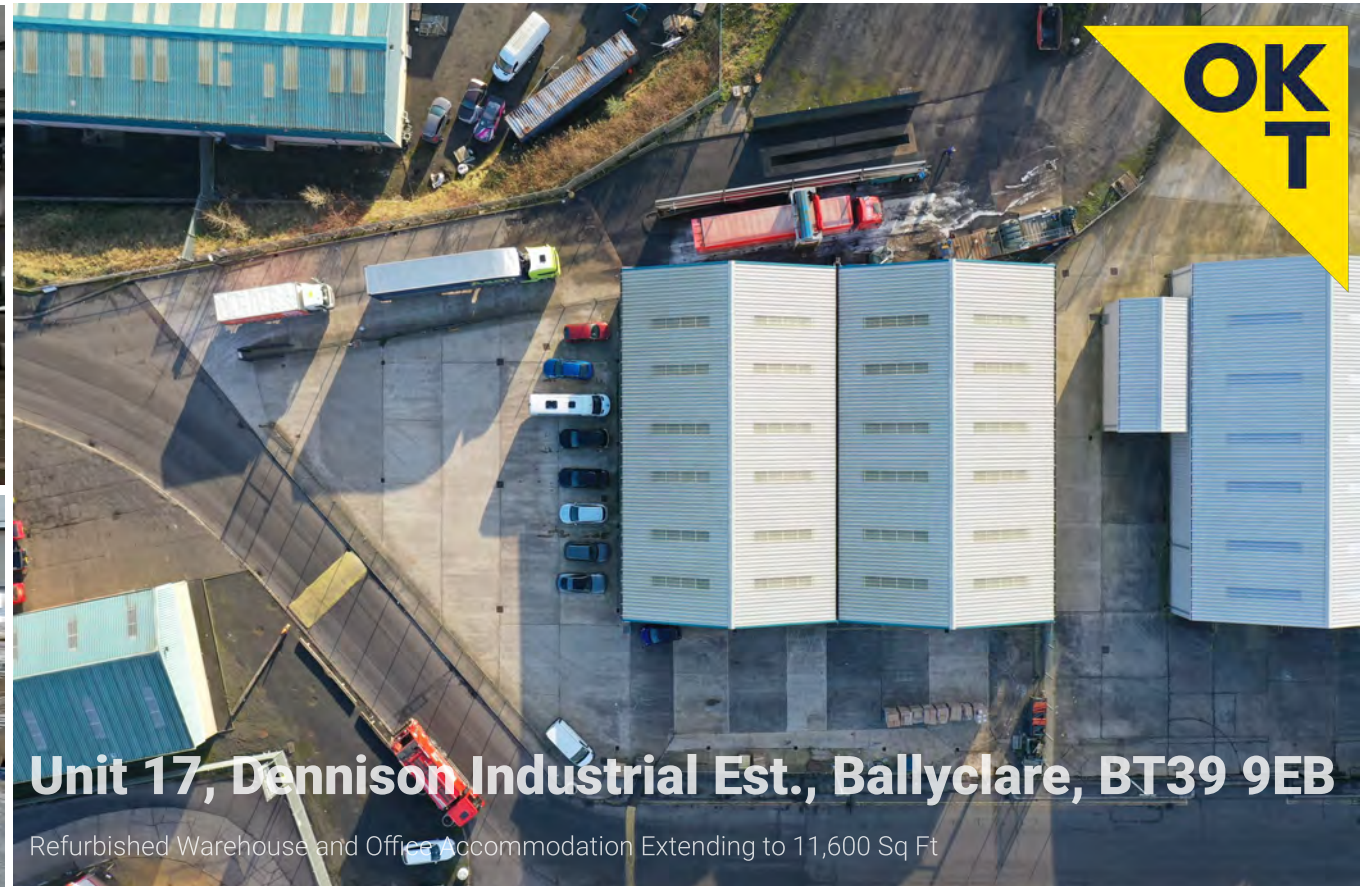
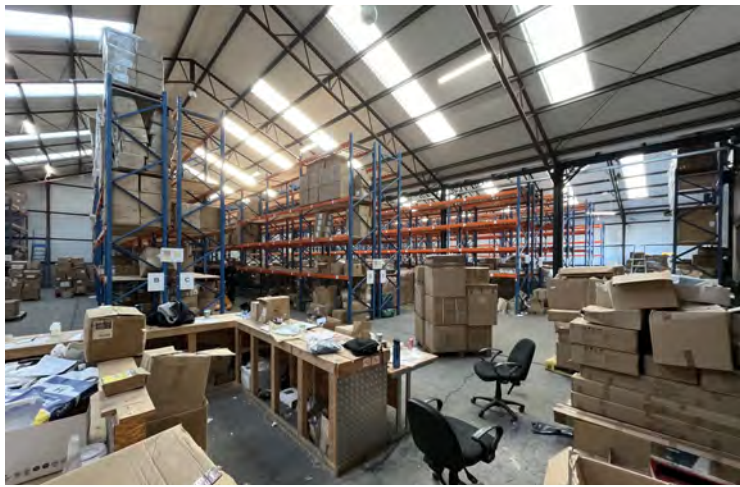
Customer Due Diligence:

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: 8333



FOR IDENTIFICATION
PURPOSES ONLY





BIFFA

CHASSIS SEAL

KERRS TYRES

SAINT GOBAN
WEBER

SUBJECT
PROPERTY

ROOF-TRUSS
SOLUTIONS

JUST FLOORS

DENNISON
COMMERCIAL

NEIGHBOURING OCCUPIERS

Unit 17, Dennison Industrial Estate, Ballyclare

SITE AREA

The site extends to c. 0.67 acres.

LEASE DETAILS

RENT: Price on Application
TERM: Negotiable
SERVICE CHARGE: Tenant will pay a fair proportion of the landlords costs and expenses in providing common services to the building
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)

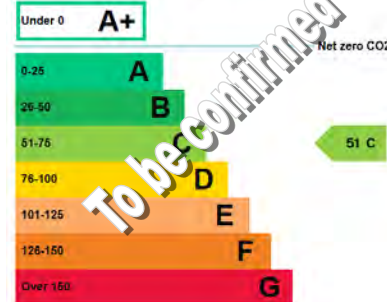
NAV: £32,200

Estimated rates payable in accordance with LPS Website: £18,203.56

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

Energy rating and score

This property's energy rating is C.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

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