

OK  
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TO LET

## Unit 44, Dennison Industrial Estate, Ballyclare BT39 9EB

Warehouse accommodation extending to c. 2,809 sq ft (261 sq m)



# 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.

The unit forms part of the Dennison Industrial Park in Ballyclare with neighbouring occupiers including Fleck Car Repairs, DW Auto's, Kerr Tyres and the Dennison Bodyshop.

# DESCRIPTION

The subject comprises of a c. 2,809 sq. ft, mid terrace industrial unit.

The unit forms part of the Dennison Industrial Estate, accessible off the Mill and Templepatrick Roads.

The building is of a steel portal frame construction with a double skinned insulated roof, block brick walls and translucent light panels.

Internally the accommodation provides generous industrial/warehouse space with an eaves height of 4.8m and is accessible via a 4.75m high, electrically operated roller shutter door and pedestrian door.

## 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 REF 8333



# ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
<b>GROUND FLOOR</b>		
Warehouse		
Kitchen		
WC Facilities		
<b>TOTAL ACCOMMODATION</b>	<b>C. 261</b>	<b>2,809</b>

C. 5  
MILES

FROM MALLUSK



VERY ACCESSIBLE  
LOCATION CLOSE TO  
M2 MOTORWAY



COMPETITIVE  
RENTAL AND  
FLEXIBLE TERMS



UNIT OF  
C. 2,809 SQ FT  
(261 SQ M)



# NEIGHBOURING OCCUPIERS

UNIT 44, DENNISON INDUSTRIAL ESTATE, BALLYCLARE



WEBER

BIFFA

SUPERHERO  
FREIGHT

SUBJECT  
PROPERTY

FLECK CAR  
REPAIRS

DW AUTOS

KERR'S TYRES



# LEASE DETAILS

RENT: £16,500 per annum

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.



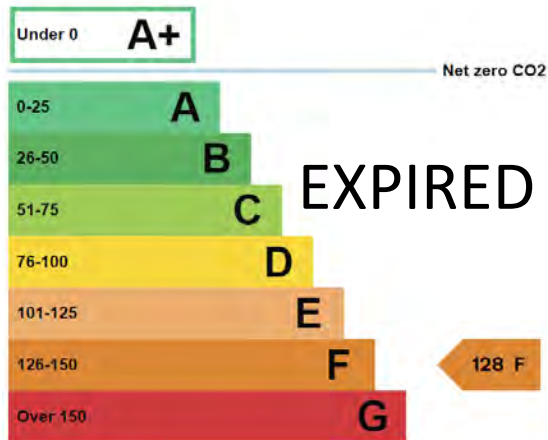
## NAV

### (RATES PAYABLE)

NAV: £9,900

Estimated Rates Payable in accordance with LPS: £5,596.75

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



Example Layout



Example Layout

## FURTHER INFORMATION

For further information / viewing arrangements please contact:

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### O'CONNOR KENNEDY TURTLE

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