

An aerial photograph of an industrial park. A yellow rectangular box highlights a specific unit, Unit E5, which is a two-story building with a blue corrugated metal roof and large glass windows. To the left of Unit E5, other units are visible, some with logos for 'OUTSOURCE' and 'ansec'. The foreground shows a parking lot with several cars and a white van. The background features more industrial buildings and a line of trees under a blue sky with scattered clouds.

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FOR SALE / TO LET

**Unit E5, Plasketts Close, Kilbegs Business Park,
Antrim, BT41 4LY**

Ground Floor Workshop & Modern First Floor Offices of c. 4,925 sq ft (458 sq m) with 8 Dedicated Car Park Spaces

LOCATION

Kilbegs Business Park is a popular commercial park located approximately 1 mile from Antrim town centre and 14 miles north west of Belfast close to The Junction (formerly Junction One), Northern Ireland's premier retail outlet shopping centre.

The centre has proven extremely successful with c. 50,000 to 60,000 people a week visiting the scheme and the adjoining Asda Superstore, Lidl, Homebase and Omniplex Cinema.

Conveniently positioned close to the Dunsilly Roundabout providing ease of access to the M2 Motorway and A26 Ballymena Road.

Adjacent occupiers include Ansec, Lynco, Outsource, Cubo and Marcon.

DESCRIPTION

The ground floor workshop is fitted to include part painted screed concrete floor, suspended low energy lighting, plastered / painted walls, electric panel heating with electric roller shutter and pedestrian door to the rear.

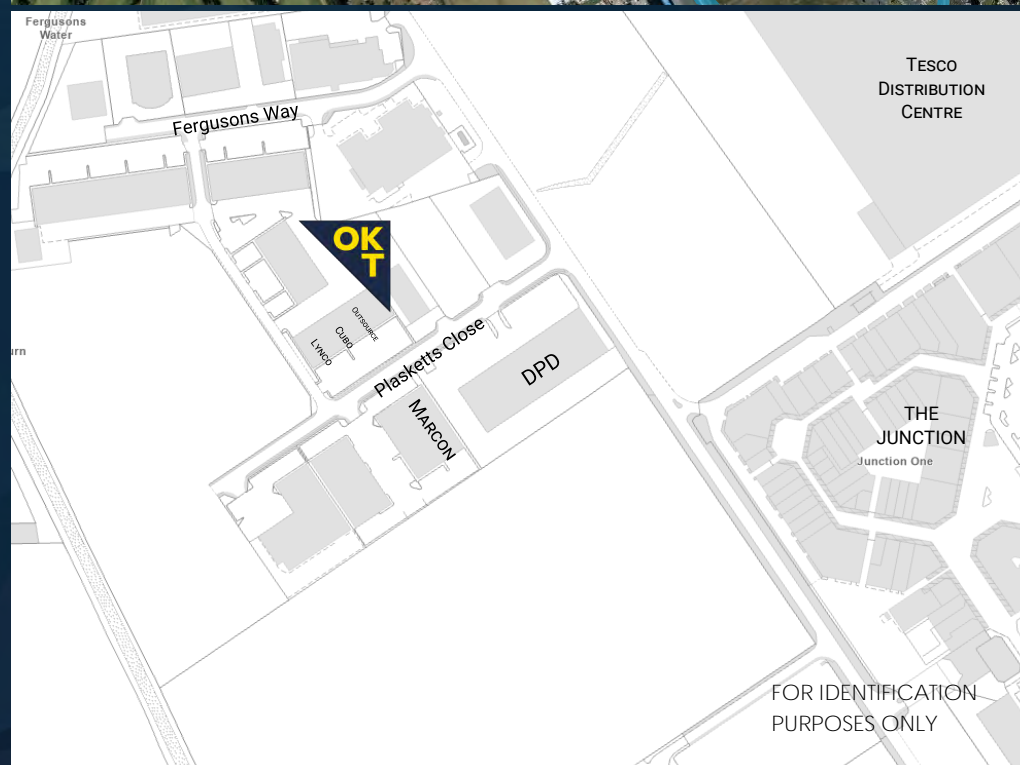
The modern first floor offices are fitted to include carpeted flooring, painted / plastered walls, suspended ceiling with recessed low energy lighting, air conditioning, glazed partitioning to the meeting room and private office with an open plan kitchen / canteen area. There is also a mezzanine store to the rear of the offices which provides secondary access to the ground floor workshop.

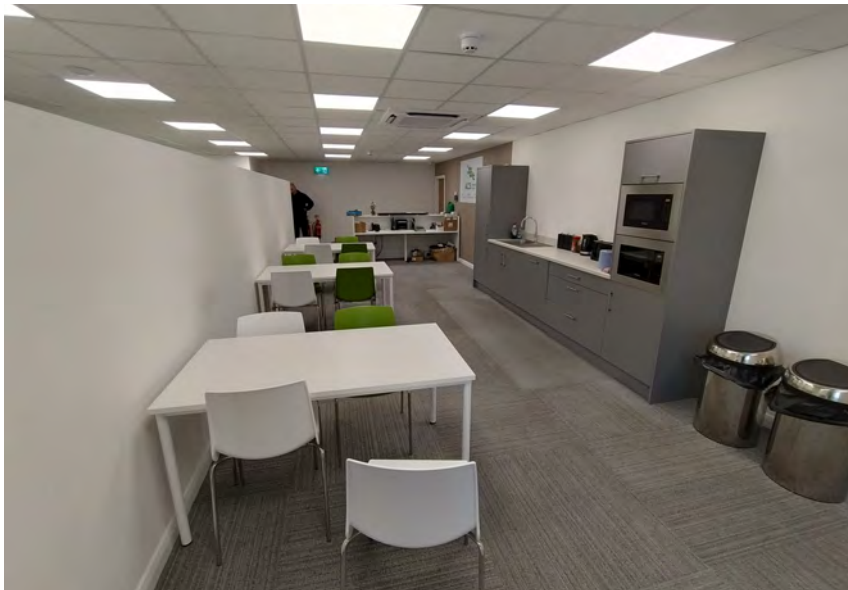
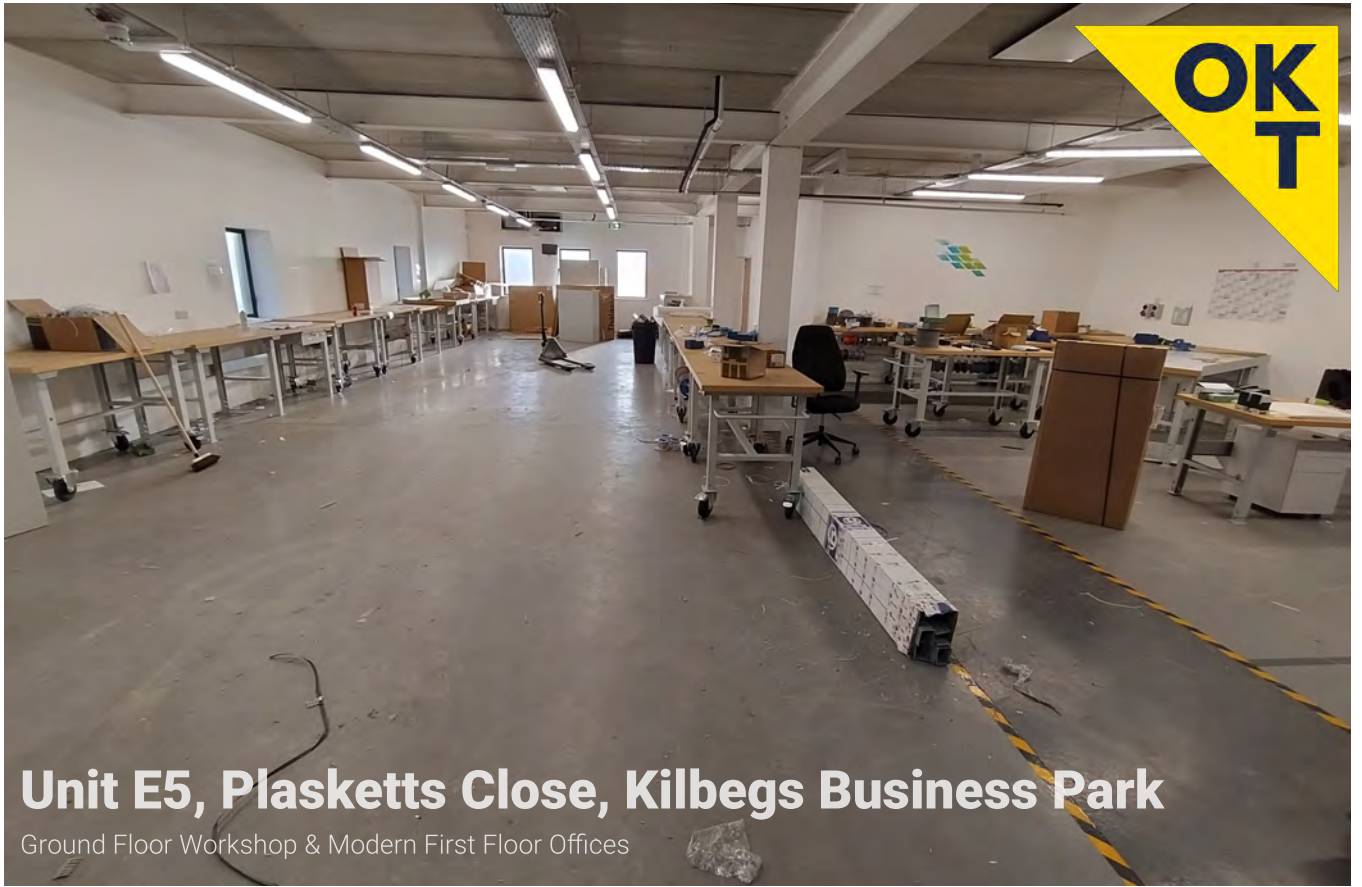
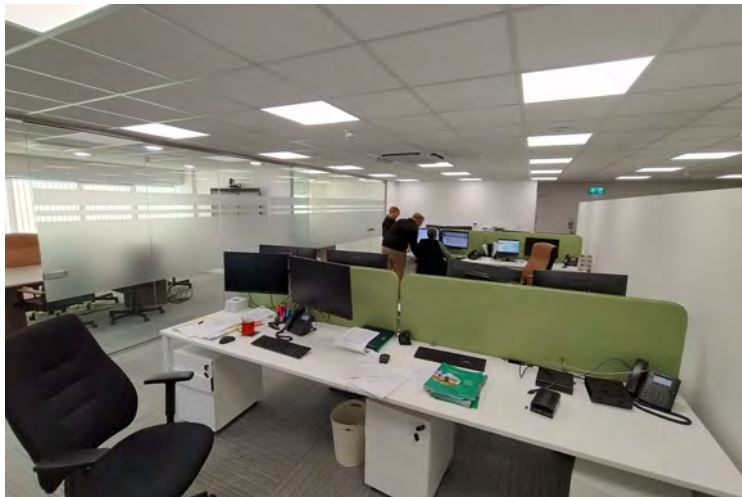
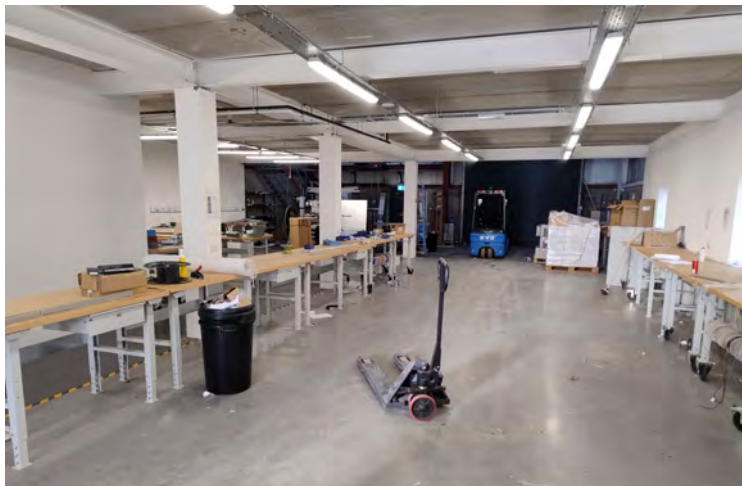
Gents and ladies / disabled WC's are located off the ground floor entrance lobby. The unit benefits from 8 dedicated car park spaces to the front of the unit and additional parking area to the rear of the unit.

The property will be available from January / February 2025.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Entrance Lobby	c. 11 sq m	256 sq ft
Workshop	c. 237 sq m	2,554 sq ft
Gents & Ladies / Disabled WC's	-	-
FIRST FLOOR		
Boardroom	c. 21 sq m	227 sq ft
Private Office	c. 18 sq m	196 sq ft
General Office (including kitchen / canteen)	c. 100 sq m	1,075 sq ft
Mezzanine Store	c. 57 sq m	615 sq ft





SALES DETAILS

PRICE: £325,000
TITLE Long leasehold subject to a nominal ground rent, service charge and road bond liability.

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.

LEASE DETAILS

RENT: £35,000 per annum
TERM: Negotiable subject to periodic upwards only rent reviews.
REPAIRS / INSURANCE: Full repairing and insuring lease
SERVICE CHARGE: Payable in respect of the general repair and maintenance of the estate together with a road bond.

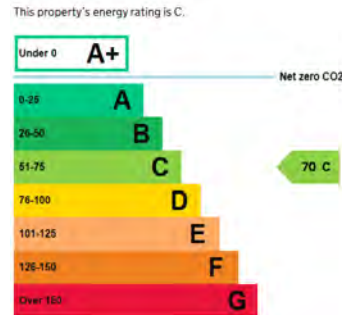
VAT

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

NAV (RATES PAYABLE)

NAV: £15,000
Est. rates payable in accordance with LPS Website: £8,479.92

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



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.

REF: 8131A

FURTHER INFORMATION

For further information / viewing arrangements please contact:

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