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TO LET

“Girona Estate” 14-16 Seneril Road, Bushmills, BT57 8TS

Workshop / Business Units and Open Yard Space bolt on options with Secure Estate Compound

LOCATION

The Girona Estate is situated within easy access of several local towns, namely Bushmills (3 miles to the north) Coleraine (7 miles to the west) and Ballymoney (c. 8 miles to the south of the complex) The units are as such within an short drive for a sizeable number of potential staff / customers within this catchment area.

Seneril Road bisects and overlooks the River Bush, notably from the elevated Girona Estate platform, which provides a wide range of spacious business and storage units on affordable leasing terms. Several of the units are also available with dedicated yard space, a very useful factor for many business users.

DESCRIPTION

The units are suitable for storage, production, light engineering and other uses (subject to planning) if required. 3 phase electrical supply already available on site and full HGV access in place. One of the units (1b) is available with a high eaves capacity of c. 6 m, as such making it suitable for high racking storage if required. Noise emitting businesses are restricted to standard working days (details on application).

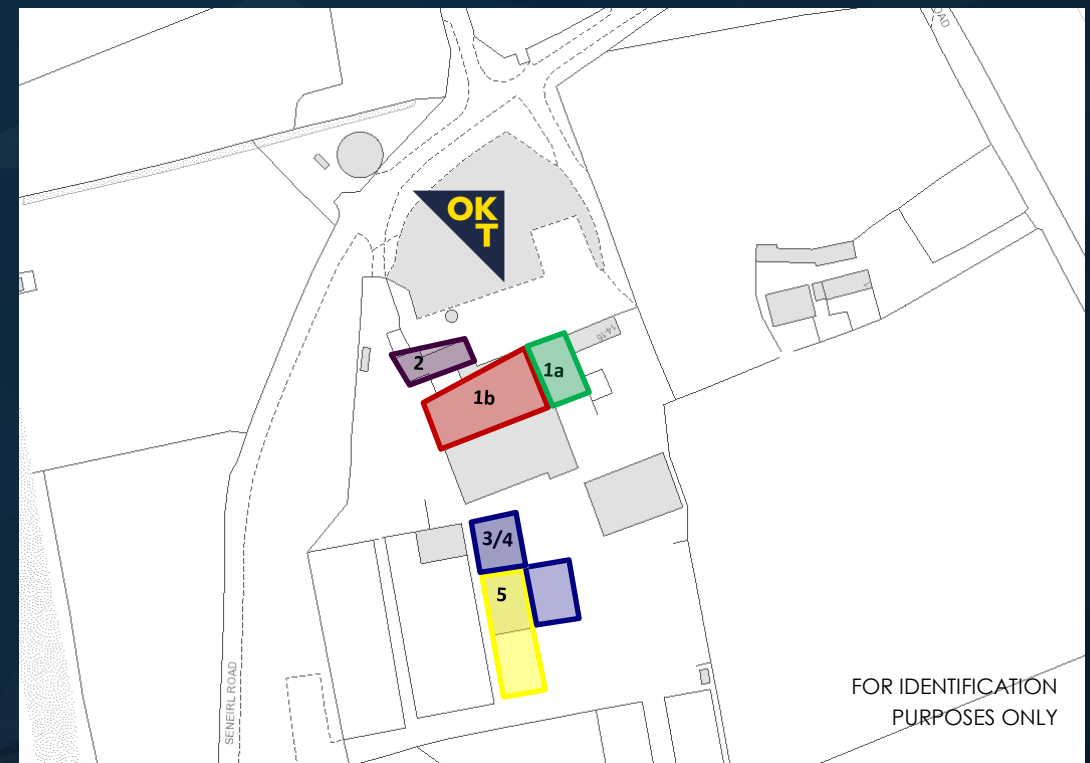
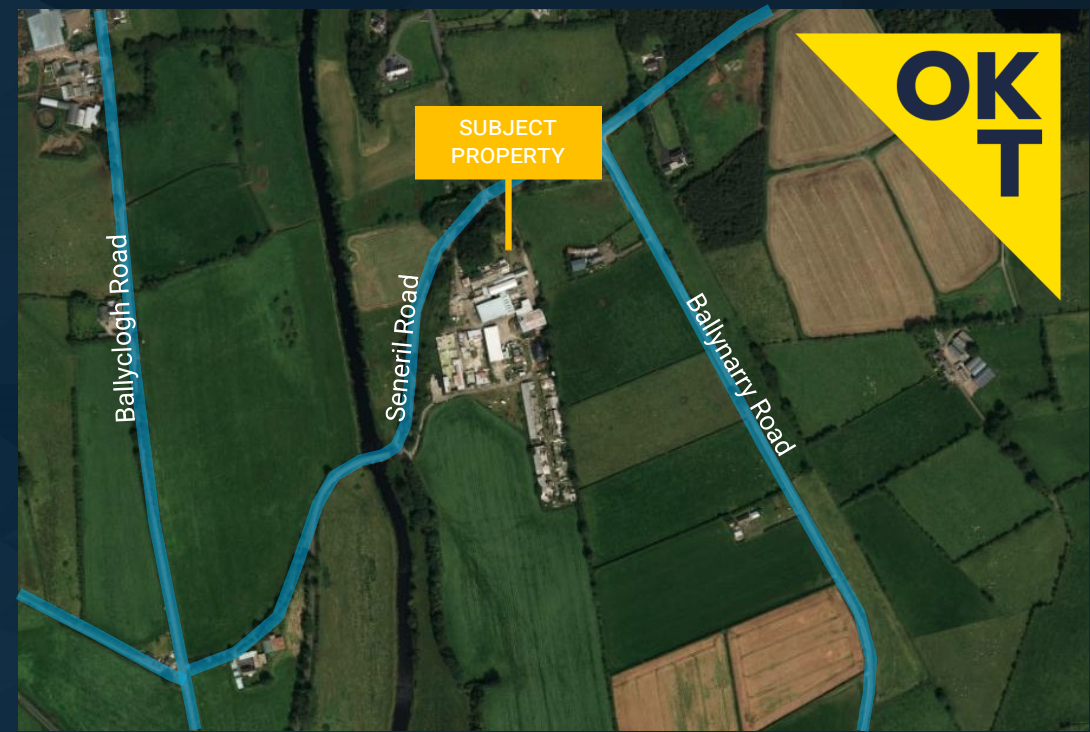
ACCOMMODATION

DESCRIPTION	AREA (M ²)	AREA (SQ FT)
Unit 1A (Loading bay production) <potentially available>	227.5	2,448
Unit 1B (High eaves insulated store)	517.1	5,565
Unit 2 (Food standard production) (occupied)	LET	LET
Unit 3 & 4 (Double skin clad business unit)	323.0	3,474
Unit 5 (Double skin clad business unit)	LET	LET
Unit 10 (First Floor Office / Storage) <above 1a>	141.4	1,512
TOTAL ACCOMMODATION	1,565.7	17,840

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: C4786





Unit 3-4



Unit 3-4



Unit - Now Let



Unit 5 - Now Let

"Girona Estate" 14-16 Seneril Road, Bushmills



Unit 5 - Now Let

LEASE DETAILS

ASKING RENTALS:

Unit 1a	£ 7,500 pa	Unit 1B	£11,000 pa
Unit 2	LET	Units 3 & 4	£ 7,000 pa
Unit 5	LET	Unit 10	TBC

If units 1a and 1b are leased as one, a deal will be available on the rental.

TERM: Negotiable from 3 years upwards with rent reviews as applicable

REPAIRS / INSURANCE: Tenant to maintain leased sections and contribute to service charge fund towards estate maintenance and management costs.

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 tenant will be required to satisfy the Lessor and their agents regarding the source of the funds used to fund rental payments.

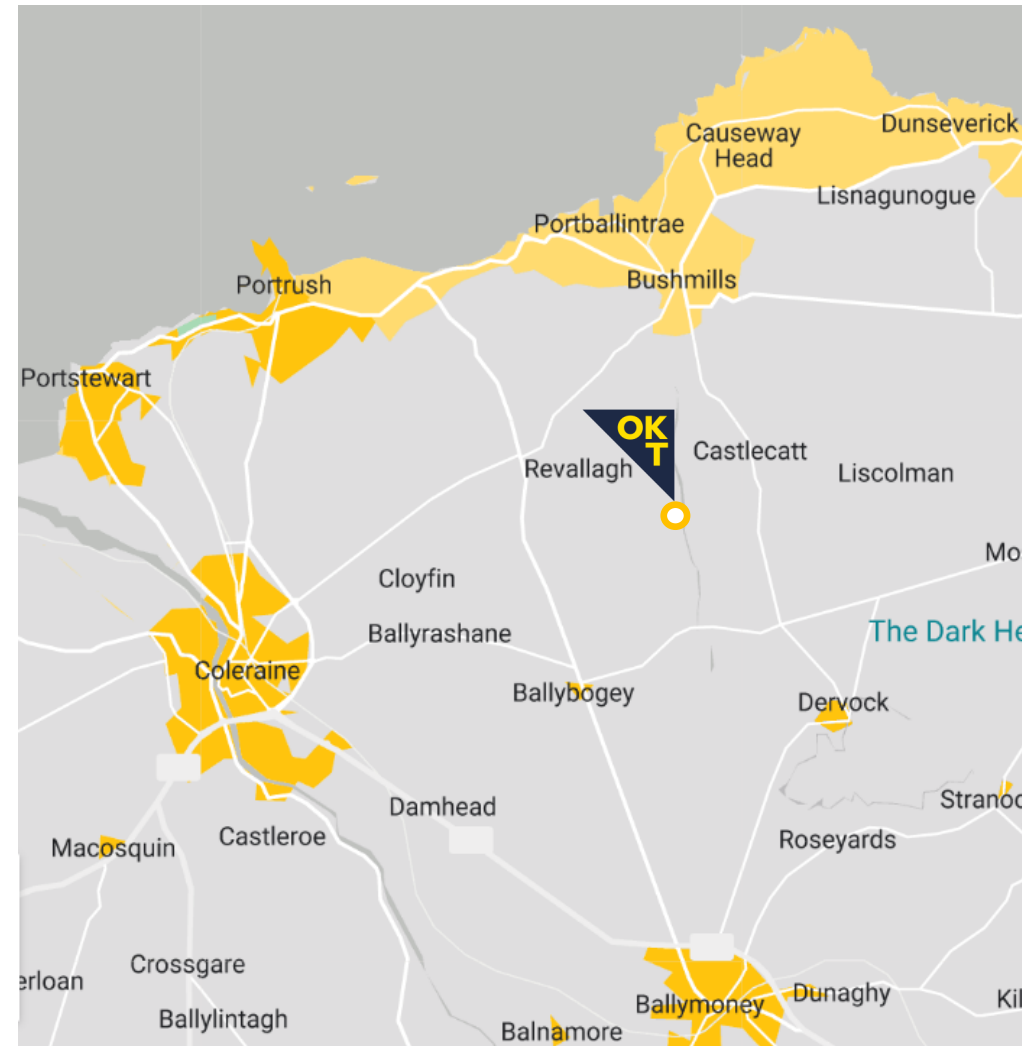
NAV (RATES PAYABLE)

Estimated rates payable will need to be split in accordance with smaller unit divisions upon letting.

NAV: Guide - In the region of £15 per m² x (Non domestic rate poundage 2024-2025 : 0.585482)

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

EPC



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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OKT for themselves and for the Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.

