



Instinctive
Excellence
in Property.

To Let

Modern Business Warehouse/Office

Units 3 & 4
Millennium Park
Ballymena
BT42 4QJ

INDUSTRIAL / WAREHOUSE



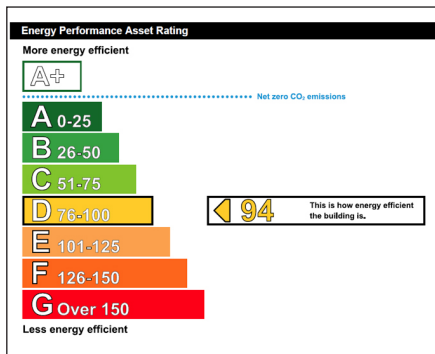
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EPC



Office

Location

Ballymena is located approximately 28 miles (45 kms) north of Belfast and has a district population of approximately 60,000 people, with a catchment population in the region of 100,000 people.

The subject is located within Woodside Industrial Estate in a modern business development known as Millennium Business Park, Ballymena, situated on the Woodside Road. The business park is approximately 2 miles from Ballymena town centre and 1 mile from Broughshane.

Description

The subject consists of a steel portal frame, mid-terraced double unit with 8 dedicated car parking spaces situated to the front of each property. Neighbouring occupiers include McAtamneys Wholesale, Triangle Housing Associates and WSF Engineering.

Internally the units are finished to a high standard. The ground floor comprises warehouse/storage accommodation and some ancillary office space. The first floor mezzanine is of good quality currently laid in timber flooring. Each unit has a loading area accessed at the front of the property benefitting from electric roller shutters with eaves height of 3.8m.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description		Use	Sq Ft	Sq M
Unit 3	Ground Floor	Warehouse/Office	5,327	499.1
	First Floor	Mezzanine	4,917	456.8
Total Area			10,289	955.9
Unit 4	Ground Floor	Warehouse/Office	4,966	461.4
	First Floor	Mezzanine	5,221	485.2
Total Area			10,187	946.6

Lease Details

Term:	Negotiable
Rent:	£27,500 per annum per unit or £55,000 per annum for both units
Rent Review Pattern:	5 yearly, upward only
Repairs and Insurance:	The lease will be taken on a full repairing and insuring basis.

VAT

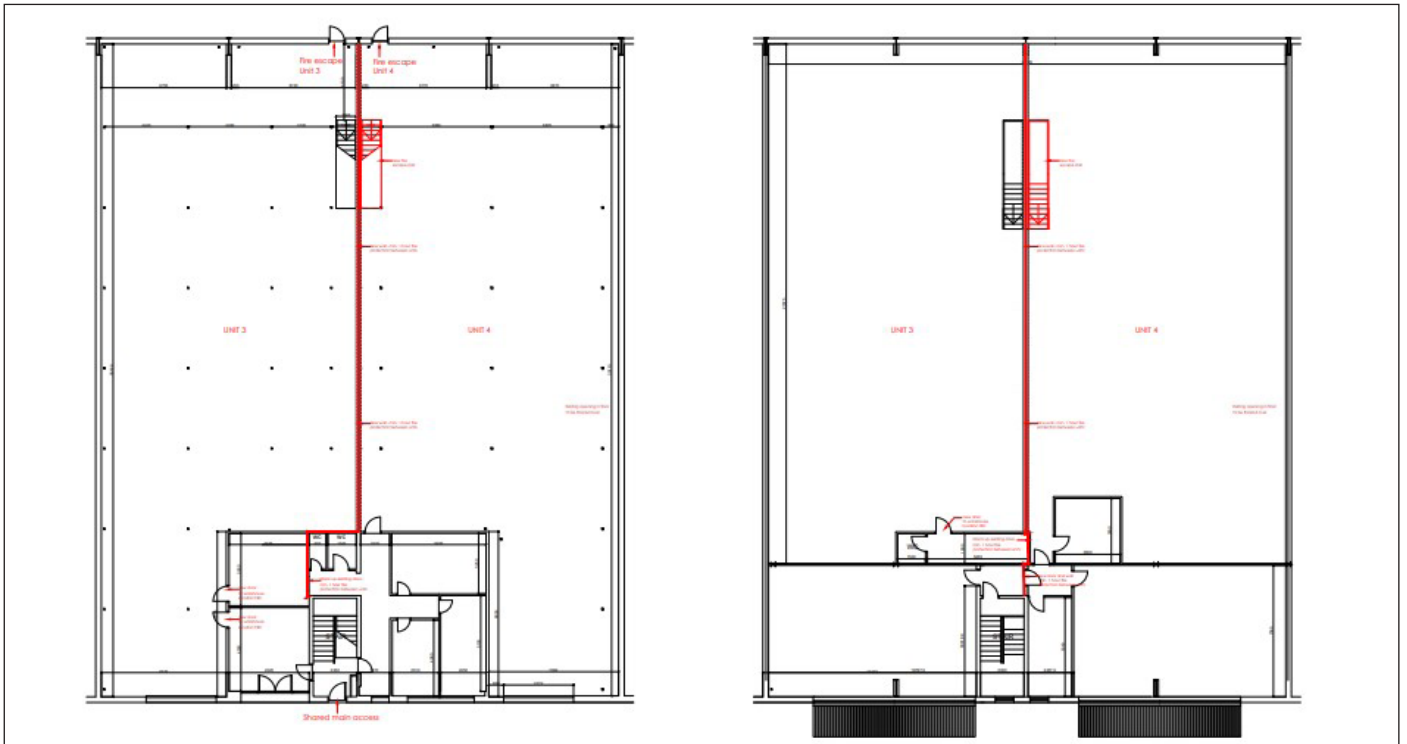
We understand the property is registered for VAT and therefore VAT will be payable on rent.

Rates

The rates will need to be reassessed by the Land and Property Services following subdivision. We have estimated the rating as follows:

Total NAV:	£32,400
Rate in the £ for 2022/23:	£0.601655

We would advise all interested parties to make their own enquiries.



Warehouse



First Floor Boardroom



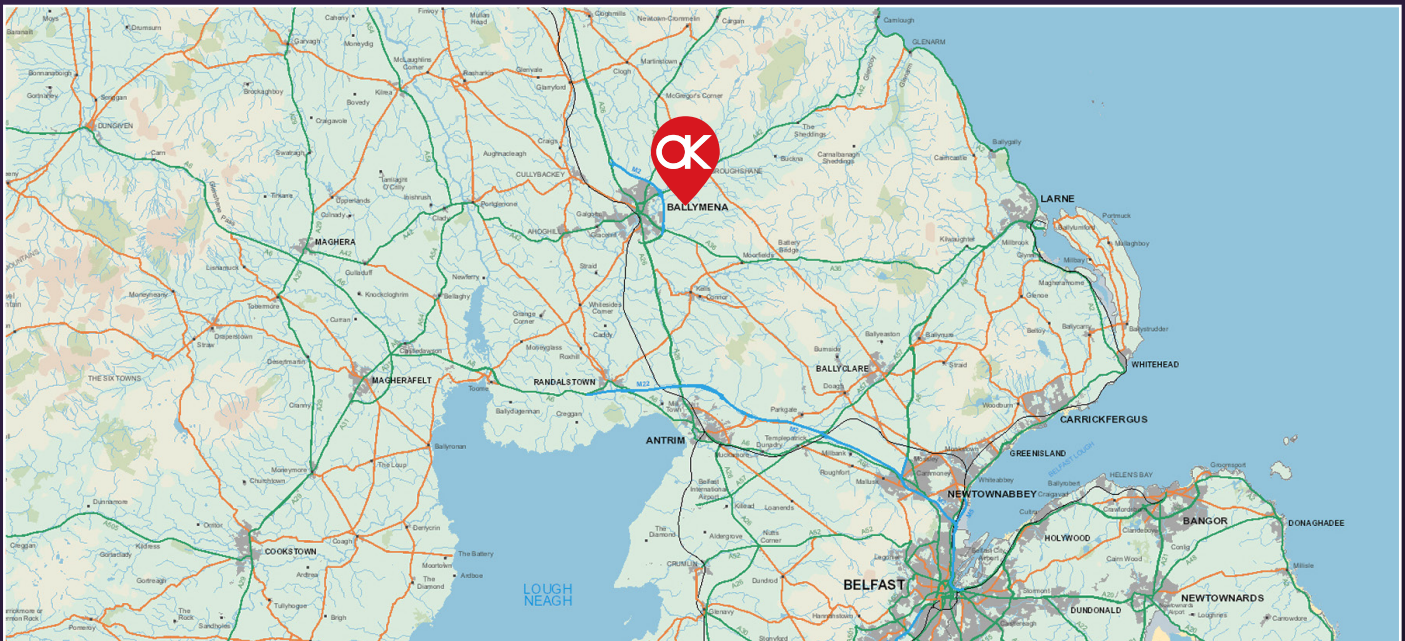
Mezzanine



Car Parking



FOR IDENTIFICATION PURPOSES ONLY



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CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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