



Not To Scale. For indicative purposes only.

## To Let Warehouse Premises

Units 35, Antrim Business Park,  
Randalstown Road, Antrim BT41 4LD

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**FRAZER  
KIDD**

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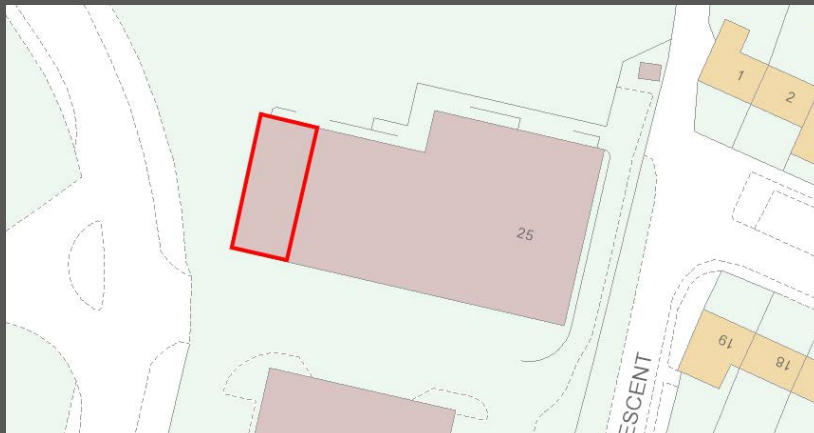
## Summary

- Prime warehouse premises located within Antrim Business Park.
- Situated conveniently close to the M2 Motorway and Antrim Town Centre.
- Warehouse unit with ancillary accommodation extending to c.1,424 sq ft.
- Suitable for a range of commercial uses, subject to any statutory planning consents.

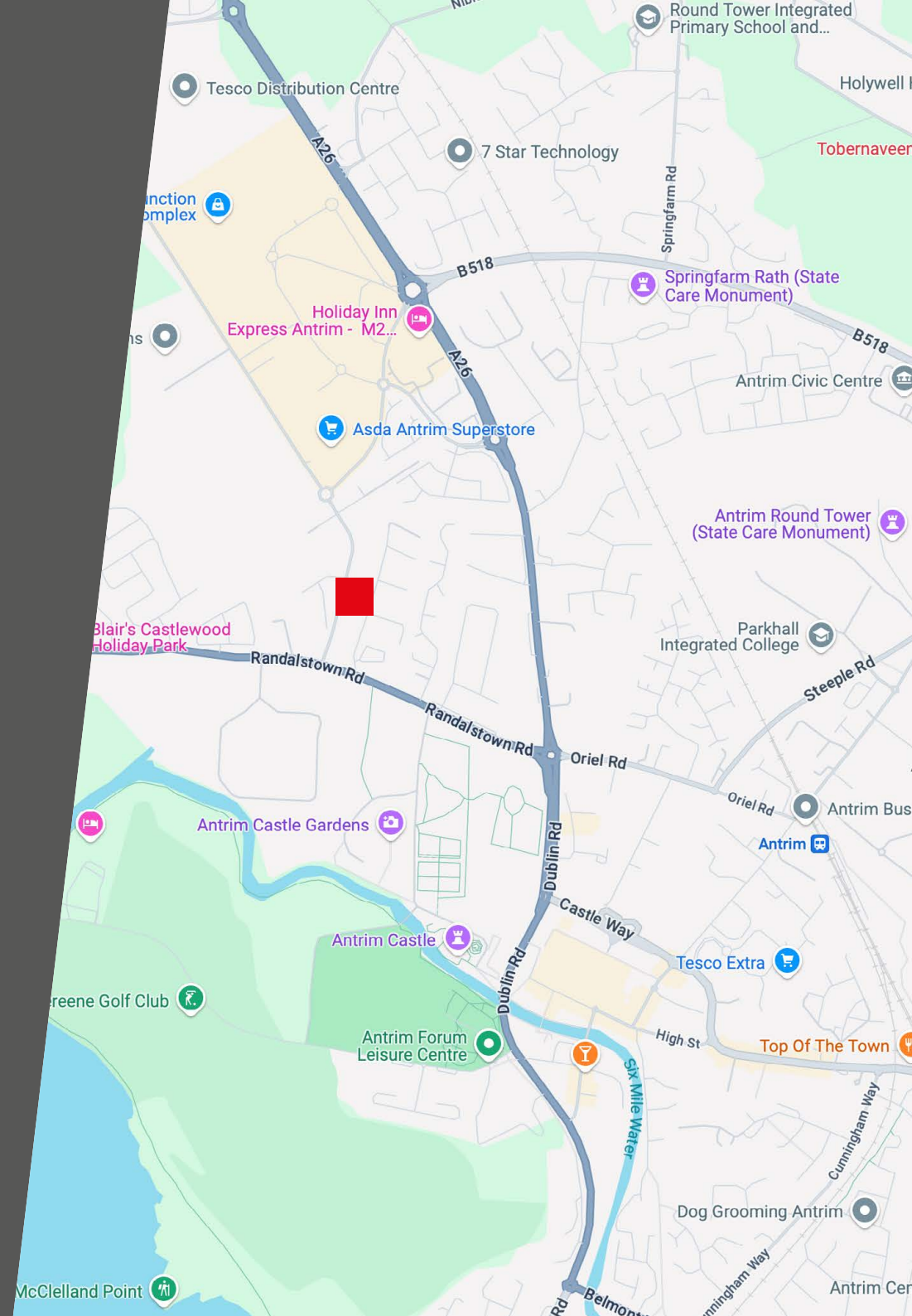
## Location

The subject property is located within Antrim Business Park accessed from the Randalstown Road. Antrim Business Park is situated in a highly convenient location, adjacent to Junction One Retail Park, approximately 1 mile from Antrim Town Centre and approximately 2 miles south of Junction 1 of the M2 motorway.

Neighbouring occupiers include, Antrim Tile & Bath, Antrim Auto Parts, Shrubs & Tubs, Randox Science Park, Asda, Starbucks & McDonalds



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## Description

The property comprises a light industrial unit of steel portal frame construction with facing block/insulated metal clad elevations, insulated metal clad roof with translucent panels, concrete flooring and an electric roller shutter door with Upvc double entrance doors.

The property has a Gross Internal Area of c. 1,503 Sq Ft, comprising primarily of an open plan warehouse with good eaves height and ancillary partitioned accommodation including a reception area, two private offices, kitchen and toilet.

The warehouse can be easily modified to suit an occupier's requirements, with the existing layout/partitioned walls being removed or re-configured to suit.

## Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Description	Sq.M	Sq.Ft
Warehouse	94.47	1,016
Reception	14.10	152
Office 1	9.39	101
Office 2	11.10	119
Kitchen	3.30	36
W/Cs		
<b>Total Approximate Net Internal Area:</b>	<b>132.40</b>	<b>1,424</b>

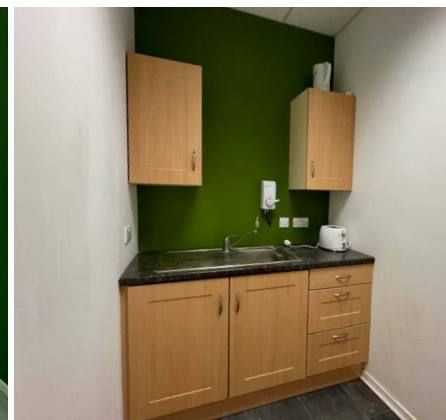
## Rates

NAV: £5,900

Non-Domestic Rate in £ (24/25): 0.565328

Rates Payable: £3,335.44 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).



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## Lease

Length of lease by negotiation

## Rent

Inviting offers in the region of £10,500 per annum.

## Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

## Service Charge

Tenant to be responsible for payment of a Service Charge in connection with the upkeep, maintenance and repair of the property and business park of which the subject premises forms part, plus repayment of the landlords building insurance premium. Service charge is estimated to be in the region of £1,000 + VAT per annum.

## Management Fee

Tenant to be responsible for the payment of agents' management fees, which are calculated at 5% plus VAT of the annual rent.

## VAT

The property is not opted for Tax.

## Viewing

Strictly by appointment with the sole letting agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk





# FRAZER KIDD

For further information please contact:

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EPC



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