



To Let Warehouse/Storage Premises

Unit 21 Antrim Business Park,
Randalstown Road, Antrim BT41 4LD

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**FRAZER
KIDD**

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Summary

- Located within the Randalstown Road Business Park.
- Conveniently situated 1 mile from Antrim Town Centre.
- Open plan premises of c.1,034 sq ft, suitable for a range of uses, subject to planning.
- Neighbouring occupiers include, Antrim Tile & Bath, Antrim Auto Parts, Shrubs & Tubs, Randox Science Park & Asda.

Location

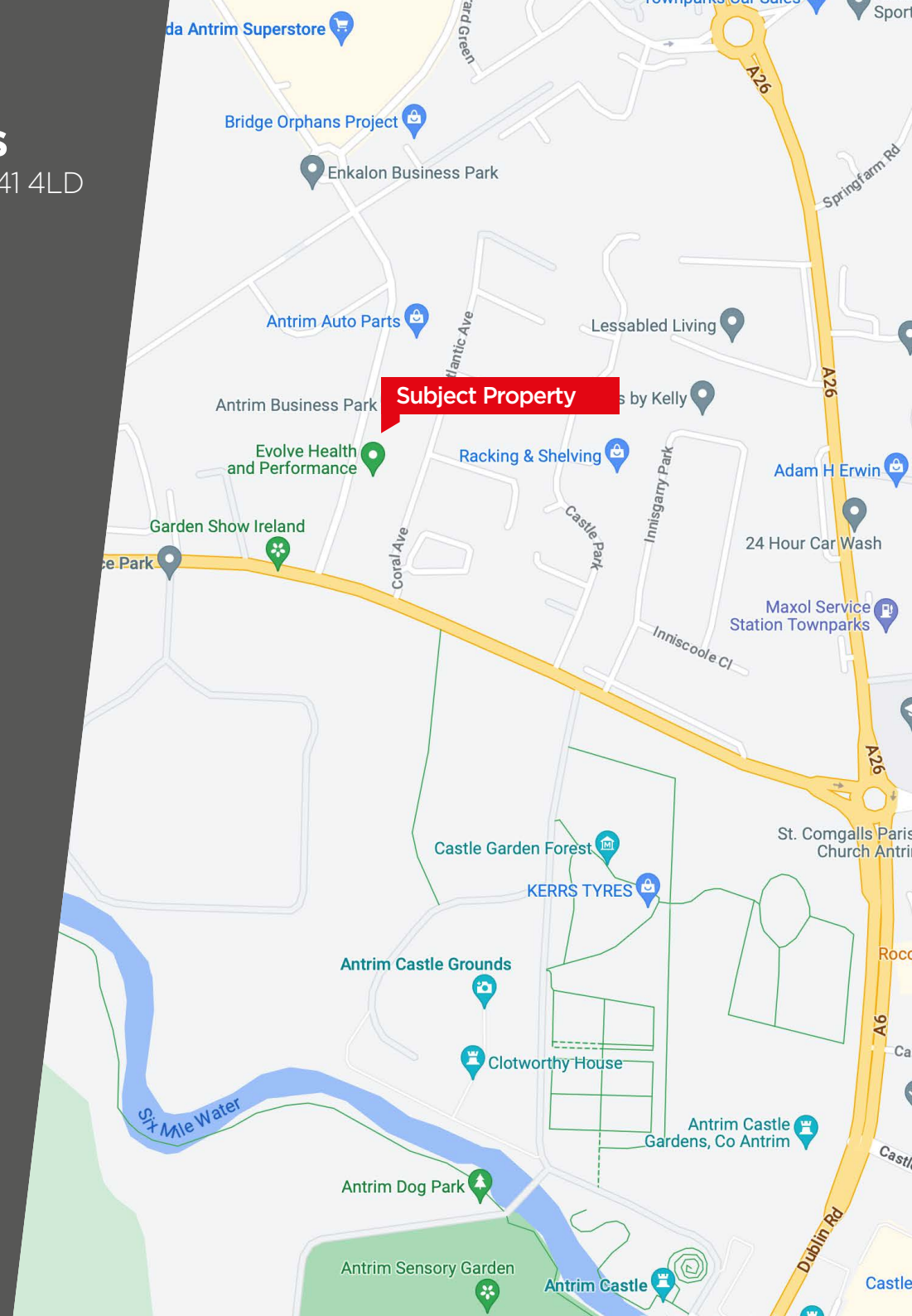
The subject property is located within Randalstown Business Park accessed from the Randalstown Road. The Business Park is situated in a highly convenient location, c.1 mile from Antrim Town Centre and approximately 2 miles south of Junction 1 of the M2 motorway within proximity to Junction One and Leisure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

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, smooth concrete floor, an electric roller shutter door to the front and three phase power supply. The business park is secured with perimeter security fencing, gated entrances, and external lighting.



Not To Scale. For indicative purposes only.



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Accommodation

The approximate Gross Internal Area of the property is as follows: 1,034 sq ft (96.04 sq m)

Rates

NAV: £8,600.00

Non-Domestic Rate in £ (25/26): 0.587690

Rates Payable: £5,054.13 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).

Lease

Length of lease by negotiation.

Rent

Inviting offers in the region of £12,000 per annum.

Repair & Insurance

Tenant responsible for interior and exterior repairs to the property and repayment of the landlord's building insurance premium.

Service Charge

Tenant responsible for payment of a service charge towards the upkeep, maintenance, and management of the Business Park. Estimated to be £544.00 + VAT for the year 2024/25'

Management Fee

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

VAT

All figures quoted are exclusive of VAT, which may be payable.

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:

Brian Kidd

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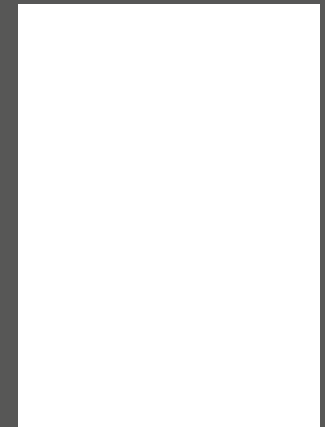
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EPC



Disclaimer

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