



For Sale Retail Warehouse Premises

Unit 13 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.
- Located conveniently close to M2 motorway and Antrim town centre.
- Warehouse unit extending to approximately 2,189 sq ft (203.4 sq m)
- The property benefits from eaves height of 5.25m (17.22ft).
- Suitable for owner occupier or investors.

Location

The subject property is located within Antrim Business Park, accessed from the Randalstown Road. Antrim Business Park is situated in a busy, 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.

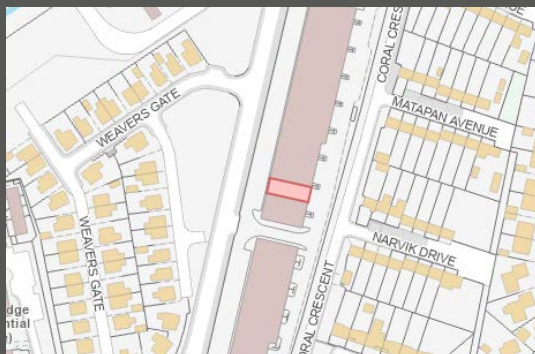
Neighbouring business park occupiers include, Antrim Tile & Bath, Antrim Auto Parts, Shrubs & Tubs, Randox Science Park, Asda, Starbucks & McDonalds.

Description

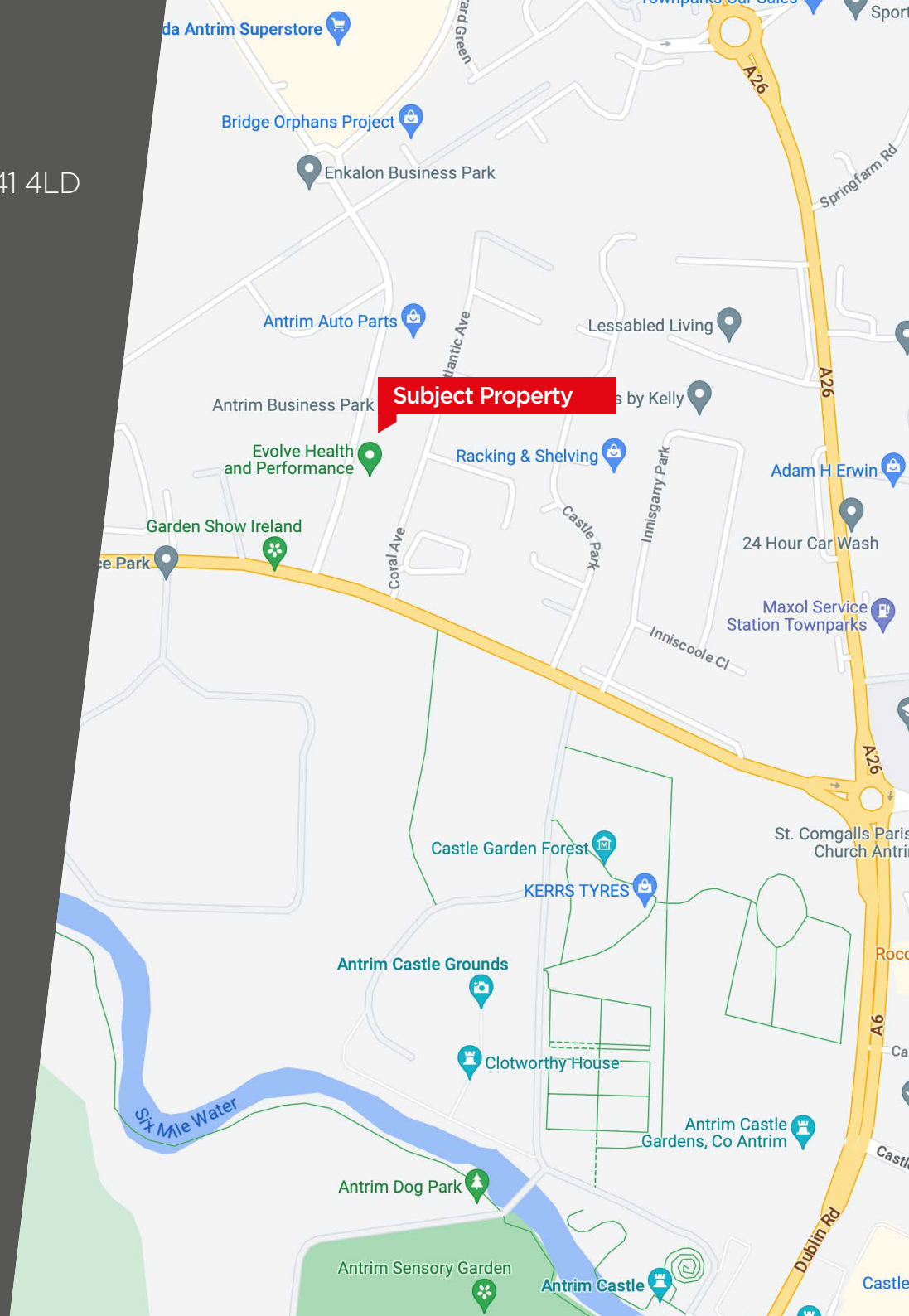
The property comprises a light industrial unit of steel portal frame construction with facing block/insulated metal clad elevations, insulated metal clad roof with translucent panels, concrete flooring and an electric roller shutter door with Upvc entrance.

The property has a Net Internal Area of c. 2,189 Sq Ft, comprising of an open plan warehouse with front reception, mezzanine with office and kitchenette. Benefitting from oil fired central heating, 3 phase electricity supply and an eaves height of 5.25m (17.2ft) and roller shutter access of 3.3m (10.83ft).

The warehouse can be easily modified to suit an occupier's requirements.



Not To Scale. For indicative purposes only.



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Accommodation

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

Floor	Description	Sq. M	Sq. Ft
Ground Floor	Reception	407	37.8
	Warehouse	1,421	132
	Store	93	8.67
Mezzanine	Office	185	17.2
	Kitchenette	83	7.74
Total Approximate Net Internal Area:		2,189	203.4

Service Charge

A service charge is payable in connection with the upkeep, maintenance and repair of the business park of which the subject premises forms part. Service charge is estimated to be in the region of £1,050 + VAT per annum.

Price

We are seeking offers in the region of £165,000, an attractive capital value of £75 psf which is significantly below reinstatement value.

Rates

NAV: £8,250

Rates Payable: £4,848.44 per annum

We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Title

Assumed freehold/long leasehold

VAT

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

Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





FRAZER KIDD

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