



TO LET

UNIT 5, RATHENRAW INDUSTRIAL ESTATE, 58 GREYSTONE ROAD, ANTRIM, BT41 2SJ.

EXCELLENT WAREHOUSE ACCOMMODATION WITH ANCILLARY OFFICES C. 8,442 SQ. FT. AND ON-SITE CAR PARKING

Lisney

## Features

- ◆ Excellent warehouse accommodation with ancillary offices c. 8,442 sq. ft.
- ◆ Prominent location with strong transport links.
- ◆ Ample car-parking on-site.

## Location

The subject property is located within Rathenraw Industrial Estate situated in the south east of Antrim town, benefiting from close proximity to copious road networks including the M2 to provide strong transport links throughout the province.

Antrim is approximately 12 miles south east of Ballymena and 15 miles north west of Belfast, and is a bypass to the M2 arterial route from Belfast to the north.

Other occupiers in the immediate vicinity include Antrim Enterprise Agency, Innovate NI, Assure Services NI, Western Global, Clandeboye Agencies Ltd. and Calibro Workspace.

## Description

The unit comprises a warehouse building with ancillary offices, situated within a steal-fenced shared facility with double gates to both the front and rear.

Internally, the property comprises large open warehouse accommodation with 4 cellular rooms, kitchen, boardroom and W.C.'s. Gas heating throughout the office element.

The warehouse possesses concrete flooring and strip lighting. The offices contain carpeted flooring, plaster painted walls, single sockets / perimeter trunking and a mix of strip and recessed LED lighting.

There is an abundance of yard / car-parking space, both to the front and rear of the subject property.

## Accommodation

	SQ. FT
Office	1,345
Warehouse	6,684
Stores	413
<b>Total</b>	<b>8,442 Sq. Ft.</b>

## Rent

Rent on application.

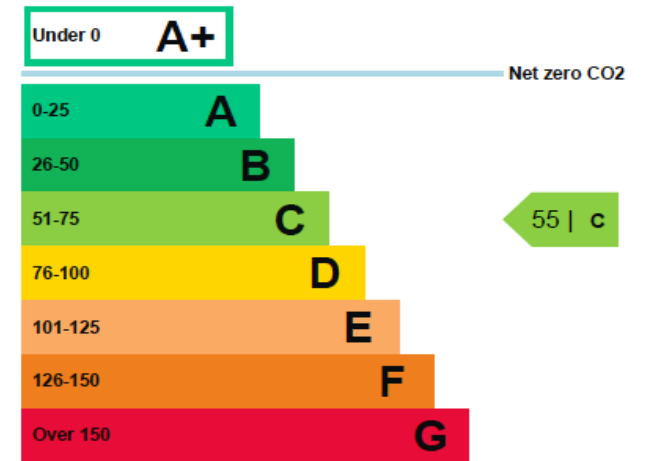
## Terms

Negotiable.

## EPC

The property has an Energy Efficiency rating of C55.

The full Certificate can be made available upon request.



## Repairs

Full repairing and insuring.

## Service Charge

A service charge will be levied to cover the costs for the upkeep and maintenance of external common areas.





## Insurance

The tenant will be responsible for reimbursing the Landlord with a fair proportion of the insurance premium.

## Rates Payable

To be reassessed upon occupation.

## Value Added Tax

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

## Contact

Strictly by appointment with the sole Letting agent.  
For further information please contact:

Roddy Main

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or

Andrew Gawley

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Further information is available at [www.lisney.com](http://www.lisney.com)