



TO LET

UNITS B6 & B7, KILBEGS BUSINESS PARK, KILBEGS ROAD, ANTRIM, BT41 4NN
MODERN BUSINESS UNITS WITH ON-SITE CAR PARKING

Lisney

Features

- ◆ Modern Business Units suitable for a variety of uses (STPP)
- ◆ Comprising circa 4,014 – 8,036 sq. ft.
- ◆ Generous on-site car parking provisions
- ◆ Accessible location with excellent transport links
- ◆ Roller shutter clearance of 4.2 meters and eaves of 4.4 meters

Location

The subject units are situated in Antrim, one of the most prominent industrial/distribution locations in Northern Ireland due to its strong transport infrastructure.

Kilbegs Business Park is located approximately 1 mile from Antrim town centre and 14 miles north west of Belfast. It is in close proximity to prominent retail and leisure park; The Junction, which is home to a number of well-known retailers such as Nike, Next, B&M Home Store, Homebase and Asda.

It is conveniently positioned close to the Dunsilly Roundabout providing ease of access to the M2 motorway and A26 Ballymena road.

Nearby occupiers include Firmus Energy, DPD Ireland Depot, Total Rebuild Gym, Belfast Harley Davidson Ltd and Tesco Distribution Centre.

Description

The subject units are of a steel portal frame construction with part blockwork and part double skin metal clad elevations, concrete flooring and a double skin metal clad roof. They are in shell condition, comprising ground floor warehouse accommodation with mezzanine at first floor level.

The units provide an attractive double height glazed frontage and a white painted external render finish.

There is an electric roller shutter to allow loading access to the rear and generous car parking provisions to the front.

Accommodation

UNIT	FOOTPRINT (SQ. FT.)	MEZZANINE	TOTAL UNIT SIZE (SQ. FT.)
Unit B6	3,004	1,014	4,018
Unit B7	3,004	1,014	4,018
TOTAL			8,036

Lease Terms

Rent (Per Unit)	£15,000 per annum exclusive
Term	Negotiable
Repairs & Insurance	a Full Repairing and Insuring lease is available







Service Charge

A service charge will be levied to cover an appropriate proportion of the cost of repairs, maintenance and upkeep of the common areas within the business park.

Rates Payable

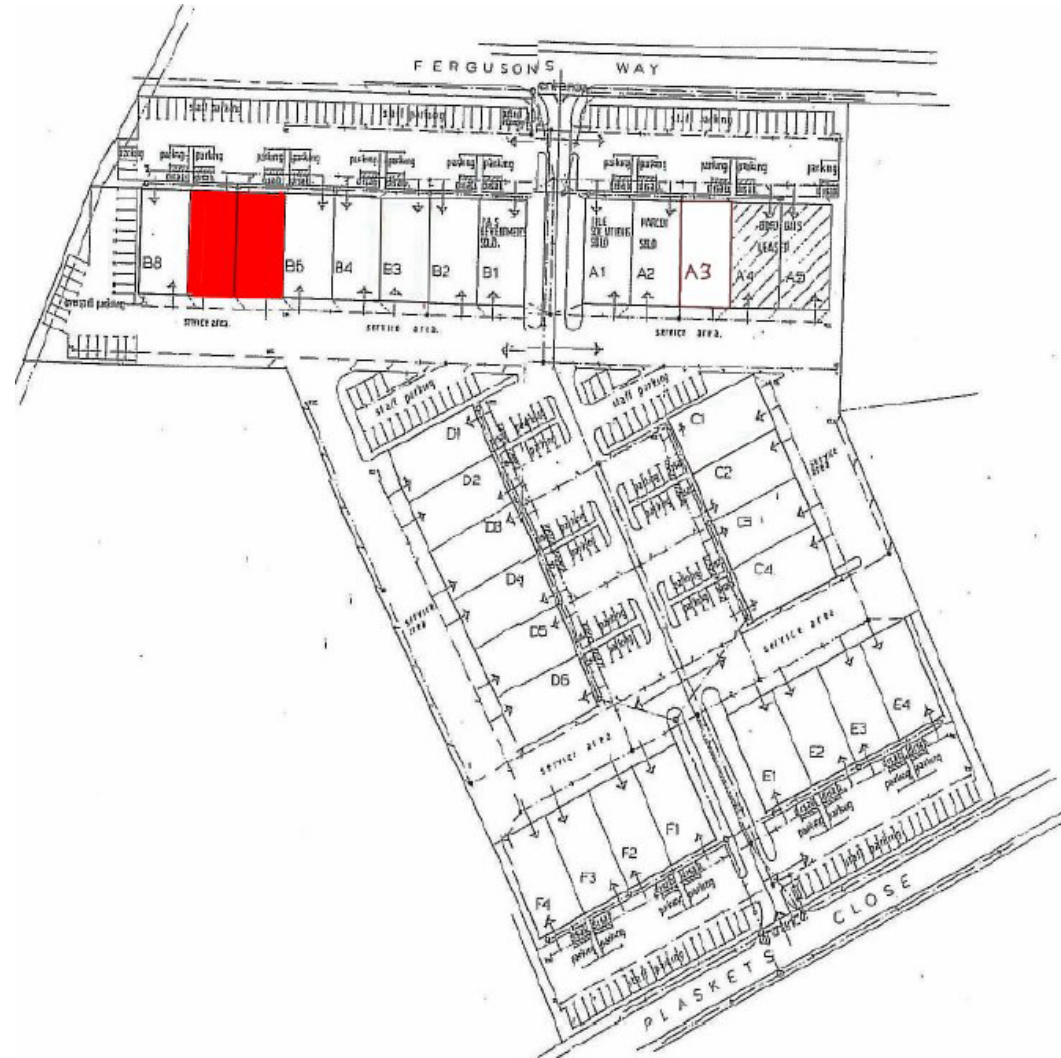
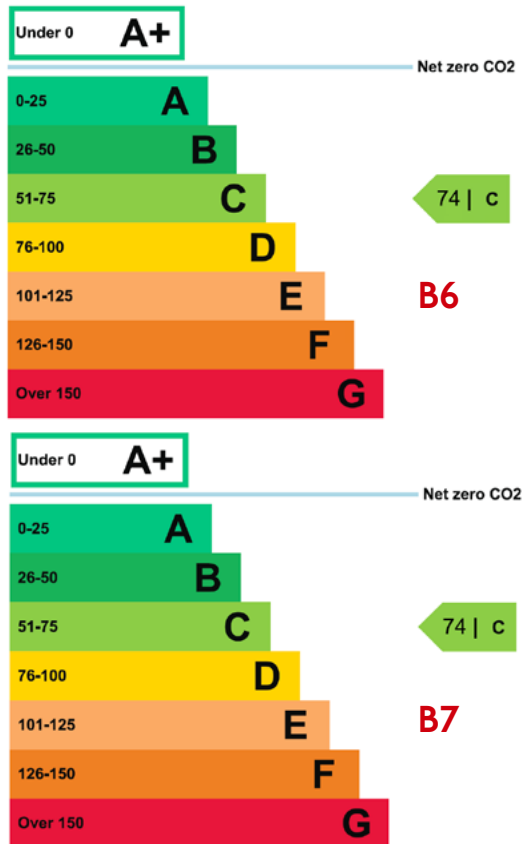
To be reassessed upon occupation.

Value Added Tax

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

EPC

Both properties hold an Energy Efficiency rating of C74. The full Certificate can be made available upon request.





Contact

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

Roddy Main

028 9050 1569 / 07938 483 496

rmain@lisney.com

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>.

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Further information is available at www.lisney.com

