

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



TO LET

**WAREHOUSE &
OFFICE PREMISES**

**UNIT 7B & 11,
FERGUSON CENTRE
53/57 MANSE ROAD
NEWTOWNABBEY
BT36 6RW**

Unit 7B

c. 92.34 M² (993 FT²)

Unit 11

c. 144.19 M² (1,553 FT²)



Unit 11

CONTACT:

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**McKIBBIN COMMERCIAL
PROPERTY CONSULTANTS
CHARTERED SURVEYORS**

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- The Ferguson Centre is situated approximately 1.3 miles from the main interchange of the M2 Motorway on the right hand side of the Manse Road while travelling from the direction of the motorway.
- The Centre is extremely accessible to Belfast City Centre and other parts of the province.
- The Centre is a mix of light industrial and office buildings located on a successful Business Park.
- Occupiers are both local and national traders such as Fastener Connection Ltd, Nationwide Produce Plc, BES Solutions, Carnmoney Raleigh Centre, Northern Health & Social Care Trust, PIP Fire & Security Limited and Ghekko Limited.

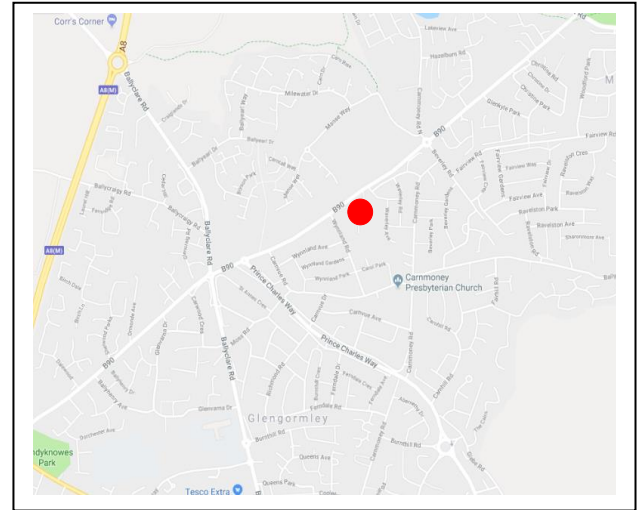
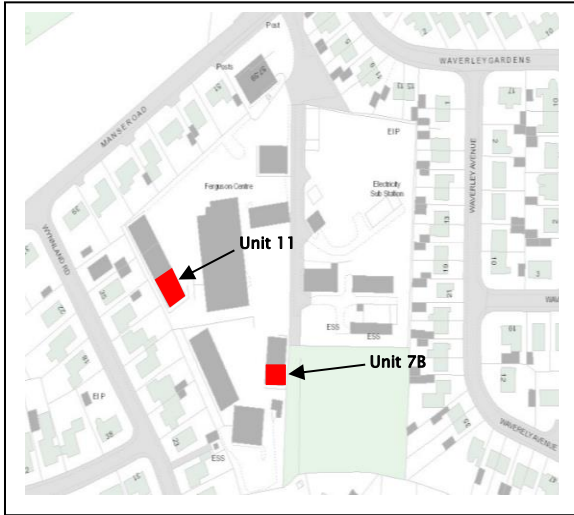
McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatsoever in relation to this property.

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TO LET

WAREHOUSE & PREMISES

Unit 7B & 11, Ferguson Centre, 53/57 Manse Road Newtownabbey



LEASE DETAILS

Term:

Negotiable, subject to a minimum of 5 years.

Rent:

Unit 7B £ 6,500 p.a.x.
Unit 11 £11,000 p.a.x.

Repairs & Insurance:

Tenant responsible for internal repairs and reimbursement of a fair proportion of the buildings insurance premium to the Landlord. Estimated to be:-
Unit 7B - £450 & Unit 11 - £630 per annum.

Service Charge:

Levied to cover cost of external maintenance and repairs, together with any reasonable outgoings of the Landlord. Estimated to be:-
Unit 7B - £500 & Unit 11 - £690 per annum.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to value added tax.

EPC'S

Ordered

ACCOMMODATION

Unit 7B	Area
Ground Floor Workshop/Warehouse & WC	- c. 70.00 m ² (753 ft ²)
Mezzanine	- c. 22.34 m ² (240 ft ²)
Net Internal Area	- c. 92.34 m² (993 ft²)

Unit 11	Area
Ground Floor Warehouse	- c. 61.86 m ² (660 ft ²)
Mezzanine Trade Counter	- c. 12.60 m ² (136 ft ²)
Office 1	- c. 23.10 m ² (249 ft ²)
Office 2	- c. 14.29 m ² (154 ft ²)
Kitchen	- c. 4.83 m ² (52 ft ²)
Male & Female WC's	
Mezzanine Office 1	- c. 17.35 m ² (187 ft ²)
Office 2	- c. 10.16 m ² (109 ft ²)
Net Internal Area	- c. 144.19 m² (1,553 ft²)

RATES INFORMATION

We are verbally advised by Land & Property Services that the Rateable Value of the premises are:-

Unit 7B £2,550
Unit 11 £4,750
Rate in £ 2019/20 = 0.58936

Rates payable 2019/20 - (following Small Business Rates Relief)

Unit 7B £1,227
Unit 11 £2,100



Unit 7b