

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



TO LET

**WAREHOUSE &
OFFICE PREMISES**

**UNIT 2,
FERGUSON CENTRE
53/57 MANSE ROAD
NEWTOWNABBEY
BT36 6RW**

c. 620.27 M² (6,675 FT²)



CONTACT:

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**McKIBBIN COMMERCIAL
PROPERTY CONSULTANTS
CHARTERED SURVEYORS**

Callender House,
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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.

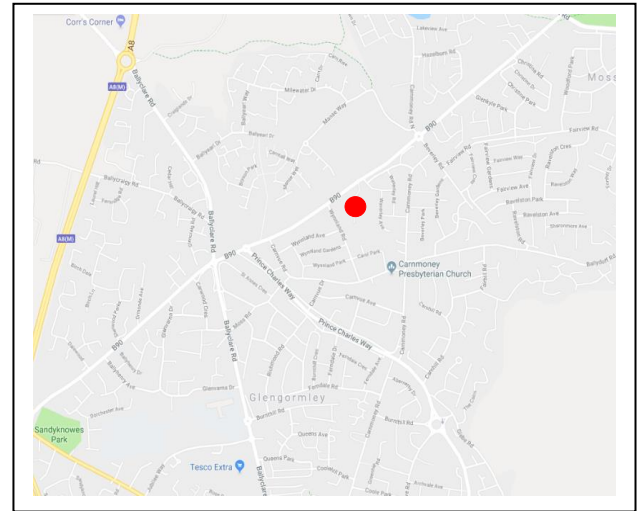
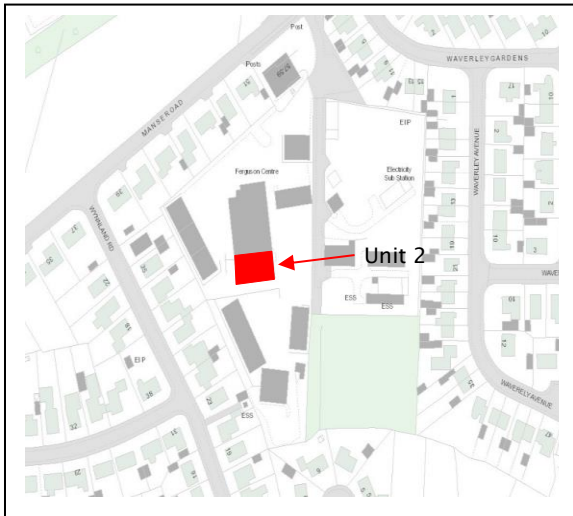
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McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any 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.

TO LET

WAREHOUSE & PREMISES

Unit 2, Ferguson Centre, 53/57 Manse Road
Newtownabbey



LEASE DETAILS

Term:

Negotiable, subject to a minimum of 5 years.

Rent:

£25,000 per annum.

Repairs & Insurance:

Tenant responsible for internal repairs and reimbursement of a fair proportion of the buildings insurance premium to the Landlord. Estimated to be £830 per annum.

Service Charge:

Levied to cover a fair proportion of the cost of external maintenance and repairs, together with any reasonable outgoings of the Landlord. Estimated to be £850 per annum.

VAT

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

EPC

Ordered.

ACCOMMODATION

Unit 2	Area
Ground Floor Reception Entrance/Office	- c. 15.52 m ² (167 ft ²)
Private Office 1 & 2	- c. 15.53 m ² (167 ft ²)
Private Office 3	- c. 16.80 m ² (181 ft ²)
Original Warehouse	- c. 229.26 m ² (2,468 ft ²)
Warehouse Extension	- c. 96.08 m ² (1,034 ft ²)
First Floor 3 No. WC's	
Comms Room	- c. 25.95 m ² (267 ft ²)
Open Plan Office/Store	- c. 199.00 m ² (2,142 ft ²)
Kitchen	- c. 23.13 m ² (249 ft ²)
New Internal Area	- c. 620.27 m² (6,675 ft²)

RATES INFORMATION

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

NAV £14,800
Rate in £ 2019/20 = 0.58936
Rates payable 19/20 = £6,978

(Following Small Business Rates Relief)

