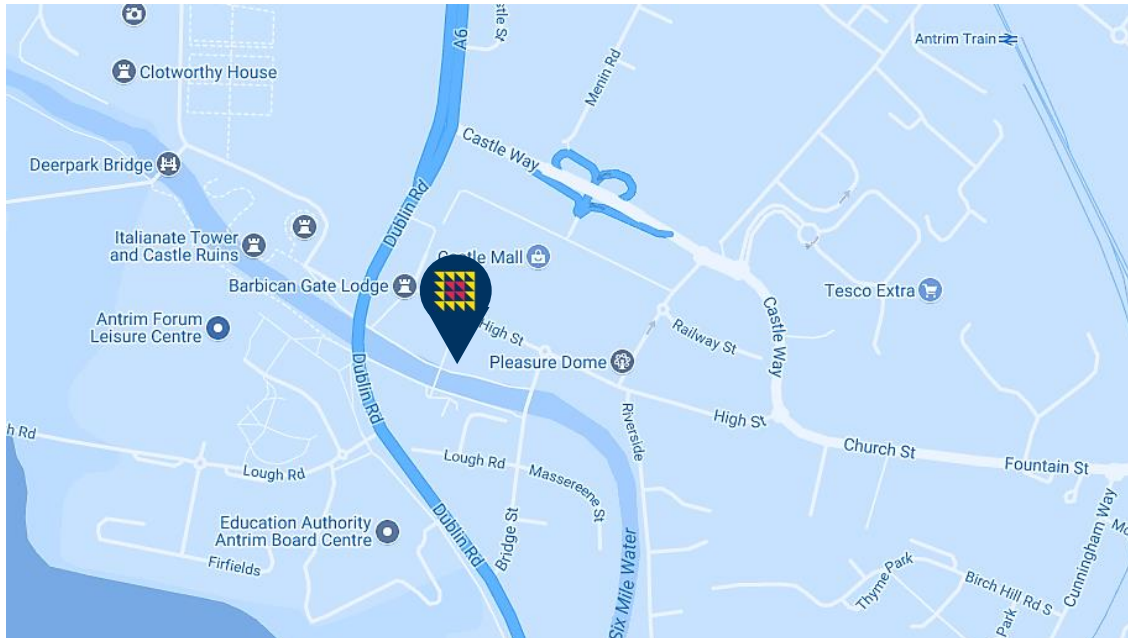




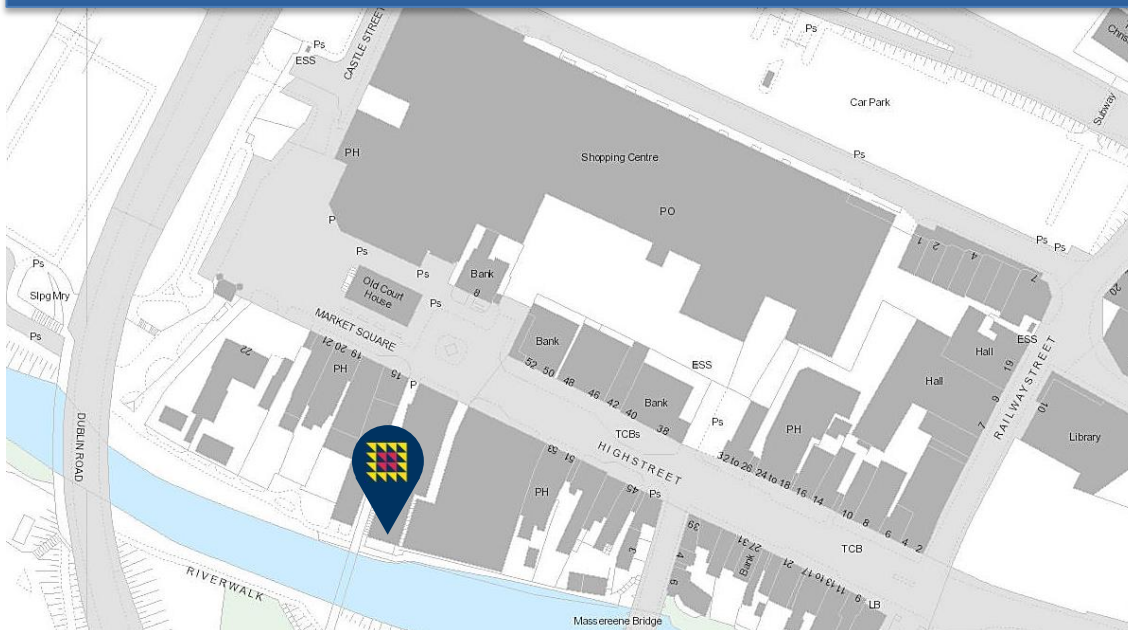
OKT
O'CONNOR KENNEDY TURTLE

TO LET Modern Office Suite of c. 565 sq ft

12 Market Square, Antrim BT41 4AN



12 Market Square, Antrim



LOCATION

Antrim is located approximately 18 miles north of Belfast and 12 miles south of Ballymena. The town is located in a strategic position and benefits from three junctions onto the M2 motorway.

Antrim is the main railway link between Belfast and Londonderry and is in close proximity to Belfast International Airport.

DESCRIPTION

The suites are located just off Market Square within the town centre and benefit from free car parking in close proximity which is accessed via Lough Road.

ACCOMMODATION

UNIT	AREA SQ M	AREA SQ FT
FIRST FLOOR RETURN		
Office Accommodation	c. 43 sq m	c. 464 sq ft
Storage	c. 9 sq m	c. 101 sq ft
WC facilities		

SPECIFICATION

- Suspended ceiling with recessed / spot lighting
- Carpeted flooring throughout
- Papered / plastered walls
- Gas fired central heating
- Intercom system and keypad door access



LEASE DETAILS

TERM:	Negotiable subject to periodic upward only rent reviews
RENTAL:	9.50 per sq ft
REPAIRS / INSURANCE:	Effective full repairing and insuring lease by way of service charge
SERVICE CHARGE:	Applicable – to be confirmed

NAV

We are advised by the Land and Property Service that the NAV for the subject is £3,700.

The commercial rate in the pound for 2017 / 2018 is £0.570036.

EPC

EPC Rating – E114

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT

VIEWING / FURTHER DETAILS

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