



**Unit 5B, Unit 23
Pennybridge
Industrial Estate
Ballymena
BT42 3HB**

Well Finished Showroom Accommodation

Total Area 997.8 m² (10,737 Sq. Ft)

**Available Due To Business Relocation
within the same Estate**

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD T: +44 (0)28 9024 8181 F: +44 (0)28 9024 8188 E: belfast@okt.co.uk

Northern Office: 20 – 22 Stable Lane, Coleraine BT52 1DQ T: +44 (0)28 7034 4244 F: +44 (0)28 7034 4949 E: coleraine@okt.co.uk

Partner: Brian Kennedy FRICS FCIArb, Brian Turtle MRICS, Mark Patterson MSc MRICS, Iain McCabe BSc (Hons) MRICS, Ross Sweeney (Hons) MA MRICS
Associates: Tracy Moffett BSc (Hons) MRICS, Henry Taggart BSc (Hons) MRICS, Alan McKinstry BSc (Hons) MRICS, Michael Burke BSc (Hons) MRICS

Location / Description

Opportunity to gain representation within Pennybridge Industrial Estate, Ballymena. The estate, on the fringe of Ballymena Town Centre, offers easy access to the town and surrounding road network.

The unit has the benefit of planning for trade centre / showroom and retail warehousing and has recently been tastefully refitted to provide the current fit-out which includes oil convection heating and rear access.

Other users in close proximity include Lifestyle Fitness, Tools for Living, Screw Fix, Plumb Centre, Yesss Electrical and JP Corry (NI) Ltd.

Ideal for a wide range of users subject to planning where needed.



Accommodation

Description	M ²	Sq Ft
Main Retail Area	727.3	7,826
Workshop/Store	246.4	2,651
Mezzanine	24.1	260
TOTAL:	997.8	10,737

N.A.V

To be assessed upon partition from wider unit. General estimation around £18,000 - £20,000 for the NAV.

VAT

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

EPC (Energy Performance Certificate)

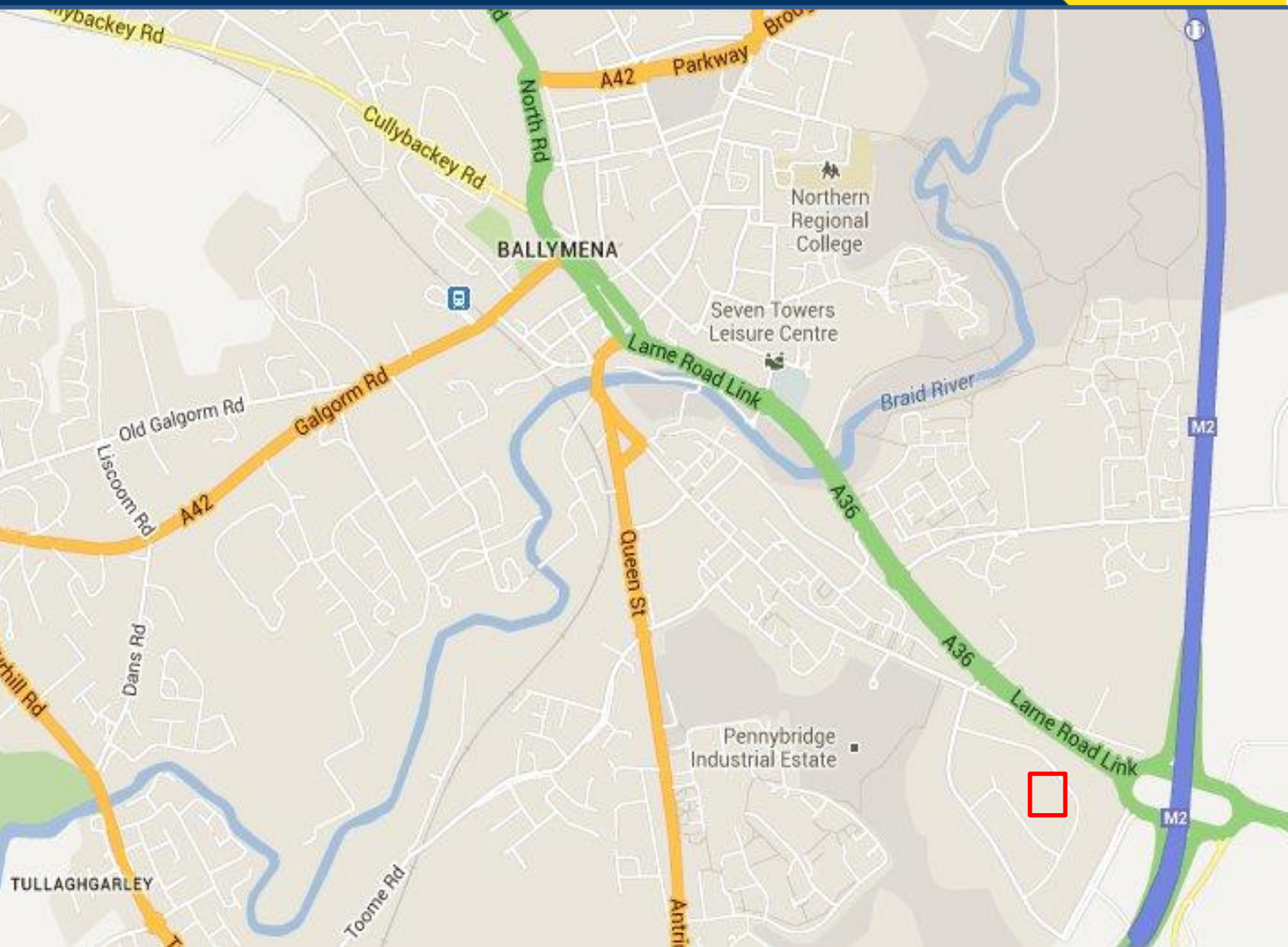


Lease Details

RENTAL:	£38,000 per annum
TERM :	From 5 Years
SERVICE CHARGE :	c. £1,000 per annum
INSURANCE:	Building Insurance to be reimbursed.
REPAIRS :	Tenant to be responsible for all repairs and maintenance

Sales Details

ASKING:	On Application.
TITLE:	Long Leasehold
ANNUAL SERVICE CHARGE:	C. £1,000 per annum



Further Information

O'Connor Kennedy Turtle
 20 – 22 Stable Lane
 Coleraine BT52 1DQ
 T +44 (0)28 7034 244

Contact:

Henry Taggart
 E henry.taggart@okt.co.uk
 M 07989 552 758
Brian Turtle
 E brian.turtle@okt.co.uk
 M 07711 595998

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