

8492



TO LET Grade A Office Suites from c. 565 sq ft (52 sq m) to c. 2,619 sq ft (243 sq m)
12 Market Square, Antrim BT41 4AN

LOCATION / DESCRIPTION

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.

These Grade A office suites are the finest in Antrim town centre with panoramic views over the Six Mile Water River located just off Market Square within the town centre and benefit from free car parking in close proximity which is accessed via Lough Road. They are exceptionally well fitted to include carpeted flooring, painted / papered walls, recessed wall lighting, computer networking and gas fired heating.

ACCOMMODATION

FIRST FLOOR RETURN

Comprising open plan office , private Office, store, kitchen & WC

LET

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FIRST FLOOR

Comprising reception boardroom,

5 no. private offices, kitchen & WC's

LET

LET

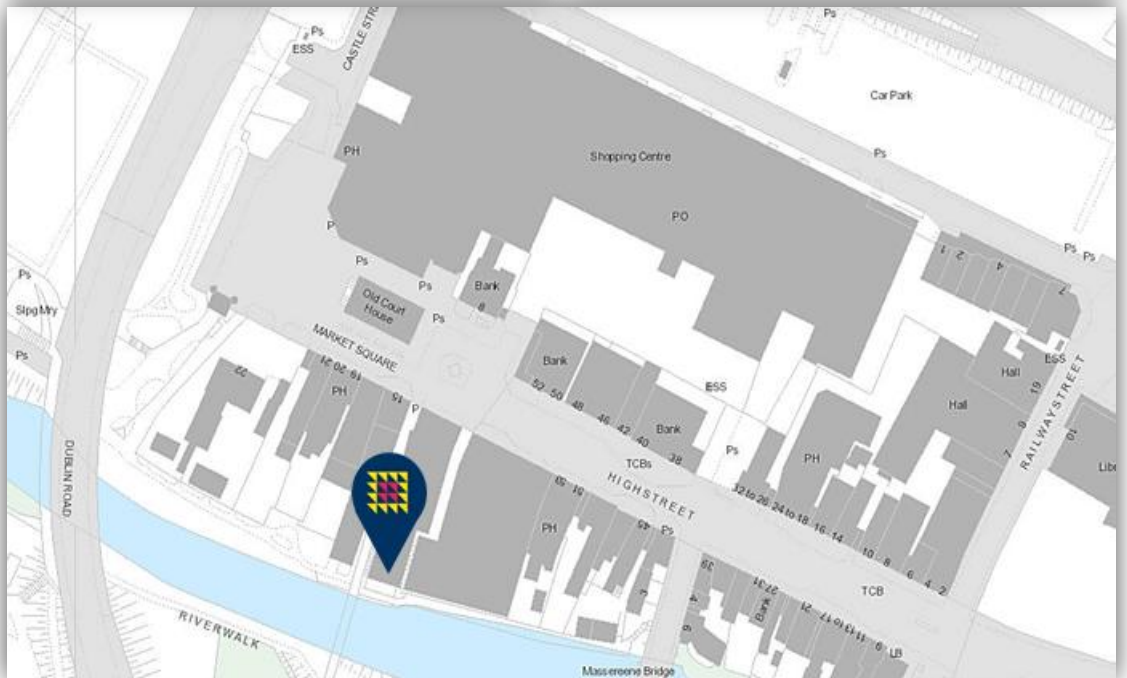
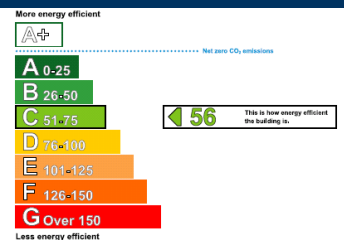
SECOND FLOOR

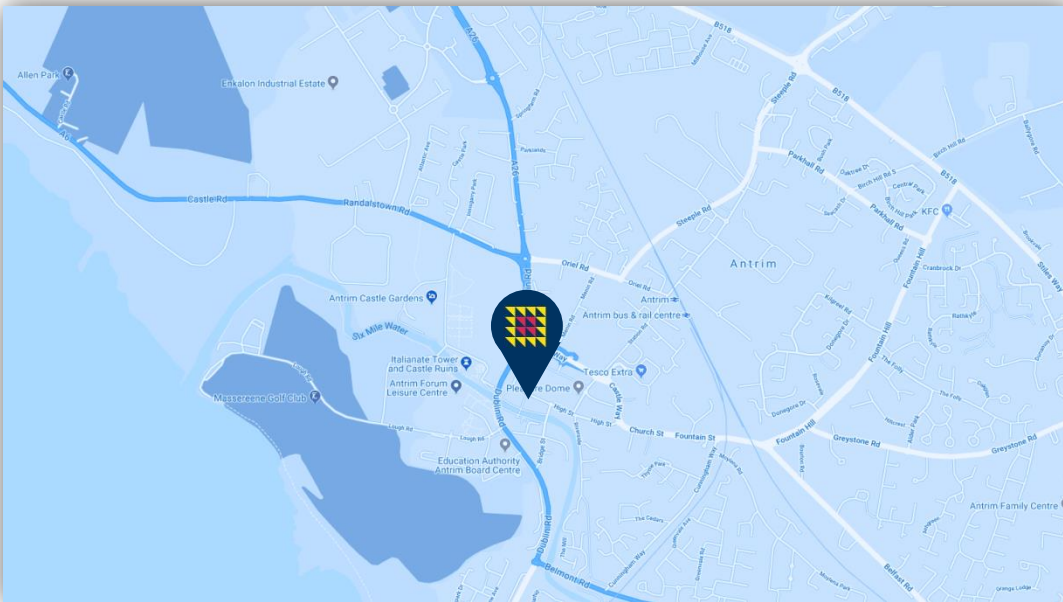
Comprising 2 no. offices, store & Kitchen

65 sq m

697 sq ft

EPC





LEASE DETAILS

RENTAL:	£9.50 per sq ft
TERM / RENT REVIEWS:	Negotiable subject to periodic upwards only Rent Reviews
REPAIRS / INSURANCE:	Effective full repairing and insuring lease by way of service charge liability
SERVICE CHARGE:	Applicable – To be confirmed

NAV

The NAV for the 565 sq ft suite is £3,700 and the remainder of the floor is £21,250.

The current rate in the pound for 2018 / 2019 is £0.580911.

VAT

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

FURTHER DETAILS



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Our Ref: IMcC/JP/4030

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