



TO LET Own Door First Floor Office Accommodation of c. 3,903 sq ft
11 – 17 Paradise Avenue, Ballymena BT42 3AE

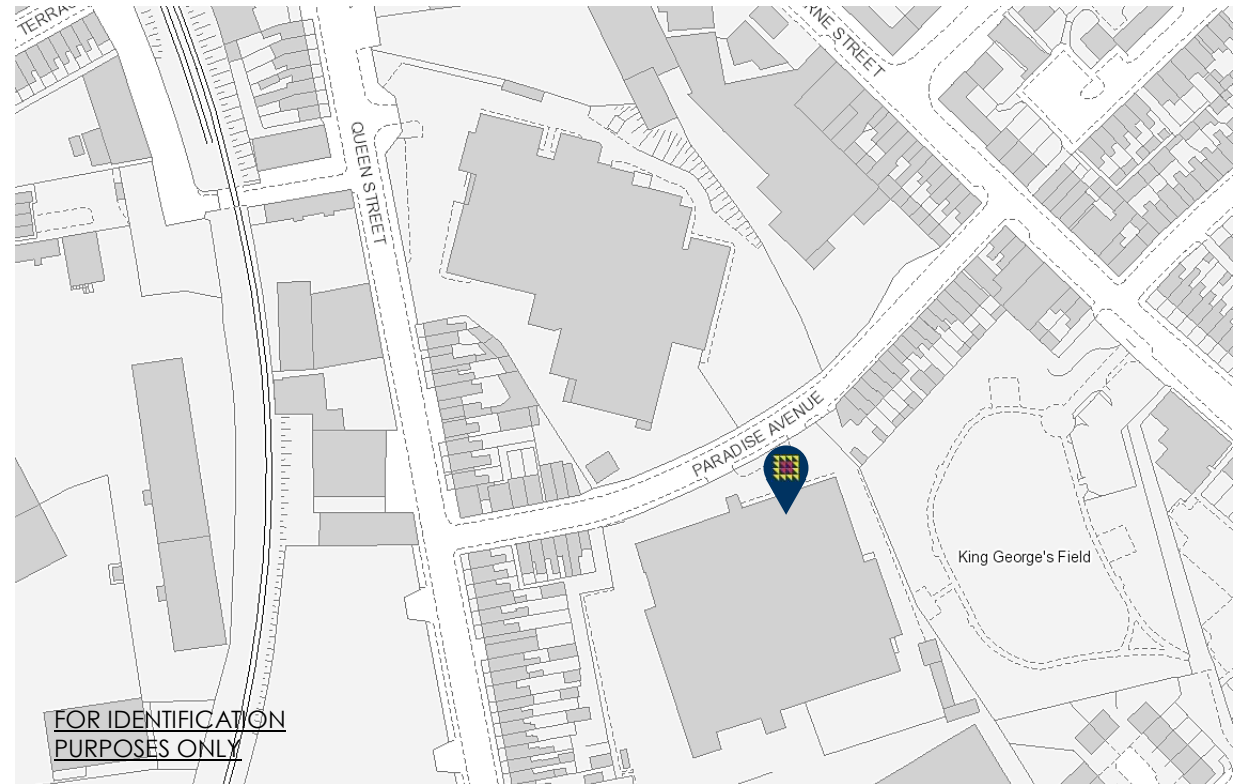
LOCATION / DESCRIPTION

Ballymena is one of Northern Ireland's leading provincial towns, having a resident population of c. 28,000 persons and a district population of c. 56,600 persons. The town is located c. 26 miles north of Belfast and is well connected to the province's road network providing ease of access to the ports of Belfast and Larne and Belfast International Airport.

The subject is located on Paradise Avenue, off Queen Street to the south of Ballymena Town Centre. The property comprises office accommodation arranged over first floor level, with a dedicated ground floor entrance lobby / reception and is fitted to include painted / plastered walls, carpeted floor coverings, suspended ceilings, strip fluorescent lighting, kitchen and WC facilities, with dedicated parking to the front.

Neighbouring occupiers include PHS Treadsmart, Aerospace Metal Finishes Ltd and Montrose Garden Supplies.

The property would be suitable for a wide range of uses, subject to any necessary planning / statutory consents.



ACCOMMODATION

DESCRIPTION	AREA sq m	AREA sq ft
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GROUND FLOOR

Reception	c. 14 sq m	c. 155 sq ft
Office	c. 11 sq m	c. 119 sq ft

FIRST FLOOR

Offices	c. 266 sq m	c. 2,860 sq ft
Kitchen	c. 58 sq m	c. 621 sq ft
Stores	c. 14 sq m	c. 148 sq ft
WC	-	-

TOTAL ACCOMMODATION	c. 363 sq m	3,903 sq ft
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More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

106 This is how energy efficient the building is.

Net zero CO₂ emissions

LEASE DETAILS

RENT: £20,000 per annum exclusive
 TERM: Flexible terms available
 REPAIRS / INSURANCE: Effectively full Repairing and Insuring lease by way of service charge contribution
 SERVICE CHARGE: To be confirmed.

NAV

From our review of the Land and Property Service online website, the NAV for the subject property is £15,600. The commercial rate in the pound for 2019 / 2020 is £0.64056.

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.

VAT

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

FURTHER DETAILS



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Our Ref: MMcN/JP/8790

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukxi/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.