



For Sale/To Let

**37 Pennybridge Industrial Estate,
Ballymena, BT42 3HB**

**Riddell
McKibbin**

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SUMMARY

- Stand alone industrial unit on a self-contained site
- Comprising 9,539 sq ft
- Suitable for a range of industrial / trade counter uses
- Provision for approximately 20 car parking spaces
- Guide price of £295,000 exclusive

LOCATION

The subject is located within Pennybridge Industrial Estate which is the primary industrial hub in Ballymena and the surrounding area. Occupiers in the vicinity include Village Blinds, NIE, DVLA, Advance Engineering, City Electrical Factors, Ciga, Nicholls PFS, Dale Farm, Screwfix and Martin Phillips.

DESCRIPTION

The subject comprises a standalone industrial unit set on a self-contained site with car parking provision for approximately 20 cars.

The unit is of portal steel frame construction and concrete block walls. There is a smooth screed concrete floor and pitched roof incorporating uPVC roof lights with a mix of surfaced mounted strip lighting. Heating is via an oil fired central heating system. There is a roller door on the southern gable wall.

The accommodation is currently sub-divided into various portions to include a showroom, 2 mezzanine floors and some small partitioned offices.

ACCOMMODATION

The accommodation comprises of the following:

Ground Floor	663.3 sq m	7,139 sq ft
Front Mezz	149.4 sq m	1,608 sq ft
Rear Mezz	73.6 sq m	792 sq ft
Total Area	886.3 sq m	9539 sq ft
Eaves Height	4.4 m	14.58 ft
Site area	0.19 hectares	0.45 acres

LEASE TERMS

Rent: Price on Application
Term: Negotiable
Repair: FRI equivalent

PRICE

Guide price £295,000 exclusive.

RATEABLE VALUE

We are advised by LPS that the property has a Net Annual Value of £22,725. Estimated rates payable in 2019/2020 are £14,555.

VAT

All prices are quoted exclusive of VAT, which may be payable.

EPC

F135.



FURTHER INFORMATION

For more information or to arrange a viewing please contact:

Riddell McKibbin

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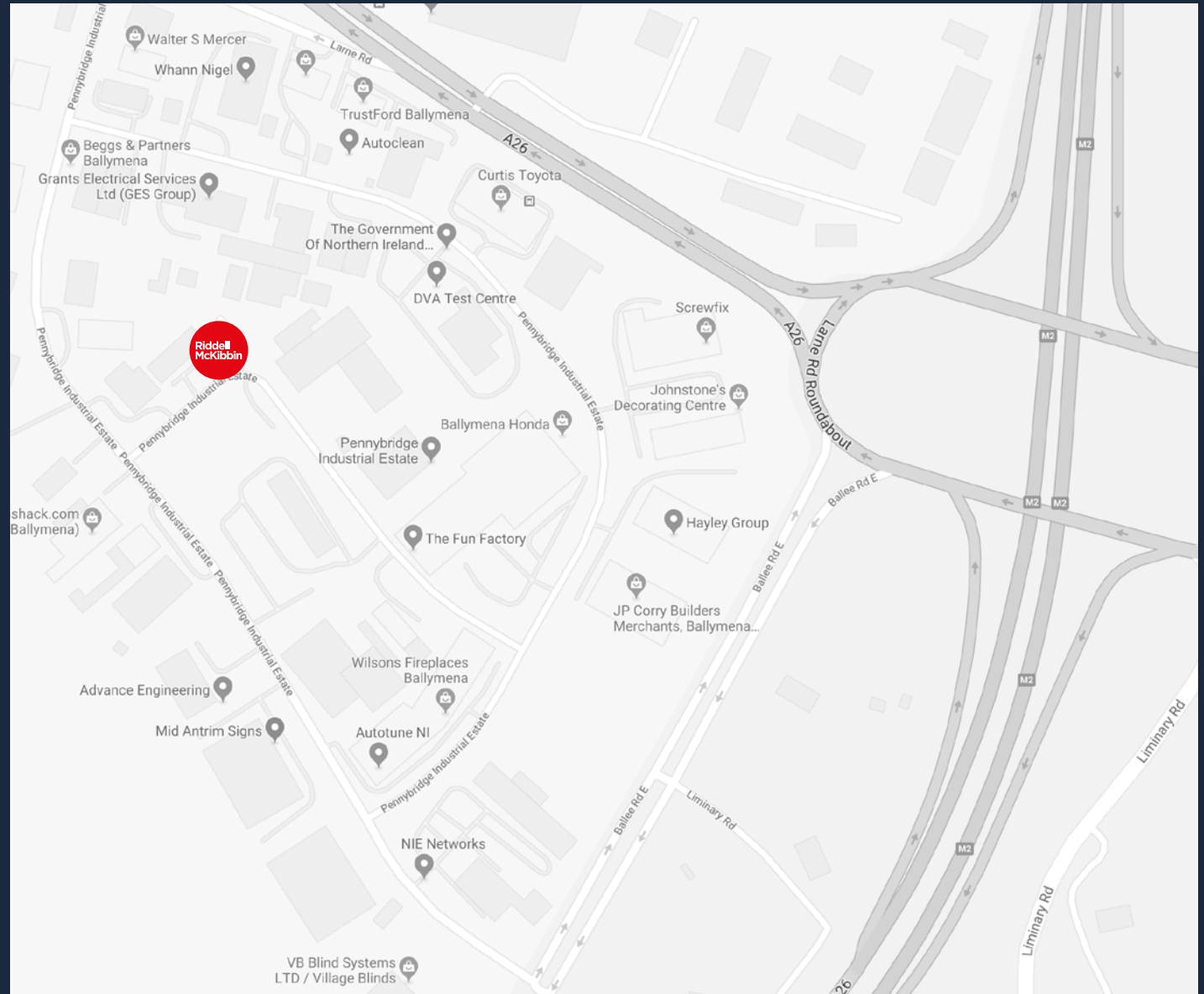
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