



Economical Office Accommodation

Property Highlights

- Economical office, fully fitted and ready for immediate occupation.
- Prime position in Ballymena Town Centre.
- Excellent public transport links.

For more information, please contact:

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TO LET

23-27 Ballymoney Street, Ballymena

Location

Ballymena is a leading provincial town situated approximately 28 miles north of Belfast. The property is located on the busy Ballymoney Street in the town centre which benefits from significant pedestrian traffic and its close proximity to Fairhill Shopping Centre. Neighbouring occupiers include Peacocks, The Ballymena Times and Danske Bank.

Description

The premises comprises first floor office accommodation and is currently fitted out to include:

- Suspended ceiling
- Fluorescent strip lighting
- Plastered/painted walls
- Upvc double glazed windows
- Economy 7 heating

Kitchen and WC accommodation are located at the rear of the office suite.

Accommodation

Description	Sq Ft	Sq M
Office 1	327	30
Office 2	256	24
Office 3	213	20
Office 4	147	14
Total	943	88

Lease Details

Term:	Negotiable
Rent:	£7,500 per annum exclusive, subject to contract.
Service Charge:	£320 per annum.

Rates

We are advised by LPS that the NAV of the property is £6,450 resulting in rates payable of £4,055 (2017/18).

Availability

By arrangement.

VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.

EPC

