



TO LET

UNIT 4, RATHENRAW INDUSTRIAL ESTATE, 58 GREYSTONE ROAD, ANTRIM, BT41 2SJ.  
RECENTLY REFURBISHED OFFICE ACCOMMODATION C. 1,821 SQ. FT. WITH ON-SITE CAR PARKING.

Lisney

## Features

- ◆ Excellent office accommodation c. 1,821 sq. ft.
- ◆ Recently refurbished to a modern specification.
- ◆ Prominent location with outstanding transport networks.
- ◆ Ample car-parking spaces.

## Location

The subject property is located within Rathenraw Industrial Estate situated in the south east of Antrim town, benefiting from close proximity to copious road networks including the M2 to provide strong transport links throughout the province.

Antrim is approximately 12 miles south east of Ballymena and 15 miles north west of Belfast, and is a bypass to the M2 arterial route from Belfast to the north.

Other occupiers in the immediate vicinity include Antrim Enterprise Agency, Innovate NI, Assure Services NI, Western Global, Clandeboye Agencies Ltd. and Calibro Workspace.

## Description

The ground floor office suite is situated within a secure steel palisade fenced facility with self-contained access via a double vehicular gate.

Internally, the property comprises 2 no. cellular offices, 4 no. private offices, boardroom, break-out room, kitchen, and W.C.'s. The suite is partially furnished and contains gas heating throughout.

The suite has recently been refurbished to include strip lighting, plaster painted walls, single sockets, a mix of carpeted and wooden flooring.

There is on-site car parking to the front of the building.

## Accommodation

1,821 sq. ft.

## Rent

Rent on application.

## Terms

Negotiable.

## Repairs

Full repairing and insuring.

## Service Charge

A service charge will be levied to cover the costs for the upkeep and maintenance of external common areas.

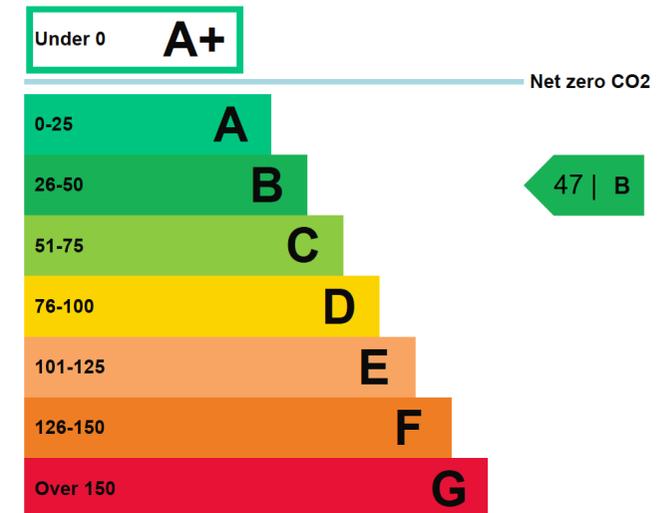
## Rates

We have been advised by Land and Property Services of the following;

Net Annual Value	£8,350
Rate in the £ 22/23	£0.523981
Payable	£4,375 approx.

## EPC

The property has an Energy Efficiency rating of B47. The full Certificate can be made available upon request.







## Insurance

The tenant will be responsible for reimbursing the Landlord with a fair proportion of the insurance premium.

## Value Added Tax

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

## Contact

Strictly by appointment with the sole Letting agent.  
For further information please contact:

Roddy Main

028 90501 569 / 079 38483 496

rmain@lisney.com

or

Andrew Gawley

028 9050 1552 / 079 17007 522

agawley@lisney.com

Further information is available at [www.lisney.com](http://www.lisney.com)