

**TO LET**

**Sarah Jane Robinson House, Rathenraw Industrial Estate, Antrim, BT41 2SJ**

**MODERN FIRST FLOOR SERVICED OFFICE SUITES FROM C. 178 – 2,543 SQ. FT.**

**WITH GENEROUS ON-SITE CAR PARKING**

**Lisney**

COMMERCIAL REAL ESTATE





# Lisney

COMMERCIAL REAL ESTATE

## FEATURES

High specification fully serviced office accommodation across first floor level

Suites available from c. 178 – 2,543 Sq. Ft.

Communal spaces including kitchen/breakout room and WC's

Located in a popular commercial area with strong surrounding transport links

Ample on-site parking provisions

### LOCATION

The serviced offices are located within Sarah Jane House, a prominent office building in Rathenraw Industrial Estate; a long established and centrally located commercial hub within Antrim town.

Rathenraw Industrial Estate is situated in the south-east of Antrim town, benefiting from close proximity to main road networks including the M2 to provide strong transport links throughout the province.

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

### DESCRIPTION

There are 7 no. individual suites available on the first floor, as well as a communal entrance foyer, kitchen/break-out area and boardroom on the ground floor level.

Internally, the suites comprise carpeted flooring, plastered and painted walls, strip lighting and are fully serviced, offering the following services which are included in the total cost:

- Rent
- Business rates
- Service charge
- Electricity and Heating
- Building insurance and maintenance
- Shared reception
- Full use of kitchen/break-out area and boardroom
- Shower Facilities
- Daily cleaning services, supplies and waste disposal for the common areas

- Building security – fob entry system
- 24 hour access, 7 days per week
- On-site car parking

An office suite in the Sarah Jane Robinson House offers an efficient and convenient 'plug and play' service in a professional environment.



ACCOMMODATION

Office	NET Internal Area (SQ. M)	NET Internal Area (SQ. FT)
1	20.71	223
2	28.69	309
3	26.17	282
4	17.32	186
5	16.49	178
6	34.56	372
7	51.32	552
Boardroom	41	441
TOTAL	236.26	2,543

RENT

£20 psf per annum.

TERMS

The space will be let on effective internal repairing and insuring terms.

EPC

The property has an energy rating of C 55. More information is available on request.

VAT

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





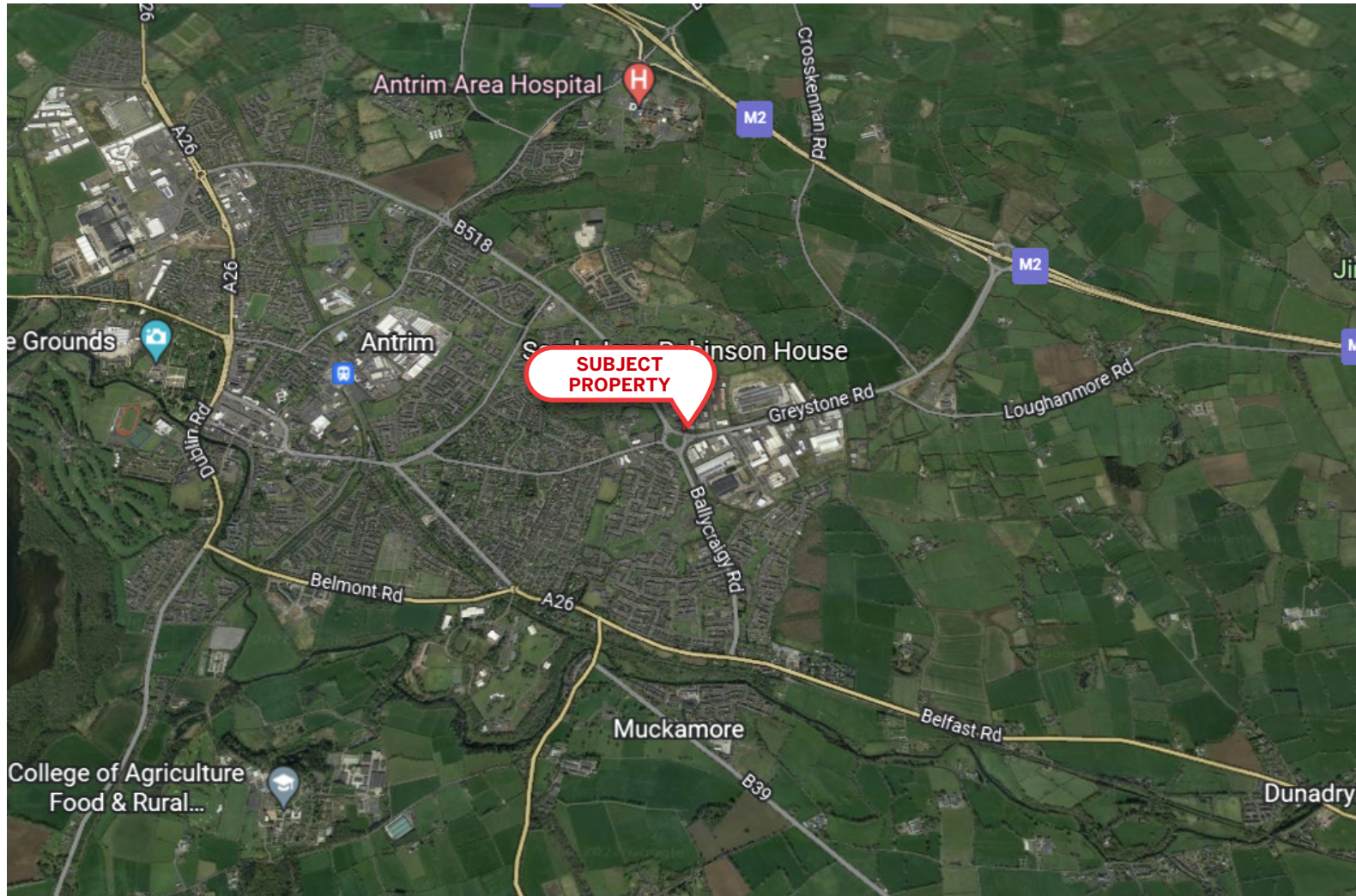


**First Floor  
Indicative Layout Plan**





## LOCATION



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Viewing Strictly by appointment with the sole selling agent Lisney.

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