

TO LET

Antrim Technology Park, Belfast Road, Antrim, BT41 1QS

OWN DOOR COMMERCIAL UNITS RANGING FROM 1,830 SQ FT TO 30,000 SQ FT SET ON ATTRACTIVE GROUNDS

Lisney

COMMERCIAL REAL ESTATE



OUTLINE FOR INDICATIVE PURPOSES ONLY

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FEATURES

Commercial units available ranging from 1,830 sq ft to 30,000 sq ft

Suitable for a wide range of uses STTP

Prominent location on the Belfast Road in an attractive campus style technology park

Set on attractive grounds with substantial car parking available

LOCATION

Antrim Technology Park is situated to the south of Antrim town centre, approximately 3 miles from Junction 6 of the M2 Motorway, in a highly prominent location fronting Belfast Road, the main carriageway leading into the town centre.

The Technology Park is strategically located 7 miles from Belfast International Airport and 20 miles from George Best City Airport. The property is very accessible, within a 5 minute drive from Antrim train station and only a 30 minute drive along the new A8 (22miles) from Larne Port with direct high speed links to Britain.

DESCRIPTION

Antrim Technology Park comprises a number 'own door' commercial business units, set in an attractive campus style technology park with substantial car parking throughout.

The majority of the units are currently configured as offices, however would be suitable for a number of alternative uses (Subject to Planning Permission) and are available in a range of sizes. Currently the units are fitted out to a good standard to include carpeted floors, suspended ceilings, perimeter trunking and some benefit from air conditioning.

LEASE DETAILS

Rent:	Please contact the agent
Term:	By negotiation
Repairs:	Tenants are responsible internal repairs and external repairs (by way of Service Charge)
Service Charge:	A Service Charge will be levied to cover the cost of services such as security, estate management, maintenance of common areas etc.
Insurance:	Tenants will be responsible for reimbursing the Landlord with the cost of the insurance premium for their unit.





LOCATION



ACCOMMODATION

Unit	Area Sq. Ft.	Area Sq. M.
1	7,470	693.99
2B	1,830	170.01
2C	3,358	311.97
4	7,470	693.98
5	7,869	731.01

RATES

Please contact the agent for further information.

VALUE ADDED TAX

We are advised that the subject property is VAT registered and therefore VAT will be charged in addition to the rent.

EPC

The property has an Energy Efficiency rating of C73, D85 & D91. The full Certificate can be made available upon request.



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For further information:

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Viewing Strictly by appointment with the sole letting agent Lisney.

Lisney Commercial Real Estate

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