



To Let

Prominent modern office suites c. 1,916sq ft – 3,843sq ft.
Fairhill House, 124 Broughshane Street, Ballymena

PROPERTY SUMMARY

- Prime town centre location
- Opportunity for own door access
- Immediate availability

LOCATION

Ballymena is one of Northern Ireland's largest provincial towns having a resident population of approximately 29,000 persons and a district population of approximately 60,000 persons.

Ballymena benefits from a catchment of around 270,000 people within a 30 minute drivetime. The town is located approximately 26 miles north west of Belfast and is well connected to the rest of the province with good road and rail networks.

The subject property is situated on Broughshane Street on the northern edge of the town centre with easy access to the A26. The property also benefits from excellent transport links given that it is just a short 15 minute walk to the local train and bus stations.

DESCRIPTION

The property comprises a stand-alone 3 storey office building.

Internally the property benefits from suspended ceilings, fluorescent stripped lighting, painted walls, carpeted floors with raised access flooring on the ground floor and perimeter trunking on the upper floors.

Car parking available in the adjacent Fairhill Shopping Centre on a monthly licence basis.

ACCOMMODATION

The property provides the following accommodation:

Ground Floor	Let To We Buy Any Car	
First Floor	c. 178 sq. m	c. 1,916 sq. ft.
Second Floor	c. 179 sq. m	c. 1,927 sq. ft.

LEASE TERMS

Repairing: The space will be let on effective full repairing and insuring terms through recovery of a service charge (c. £2.50 psf).

Insurance: An incoming tenant will be responsible for reimbursing the landlord for the cost of buildings insurance.

Term: Flexible terms available.

Rent: £7.00 psf.

RATES

First Floor	NAV: £14,300	Rates Payable (22/23): £7,429
Second Floor	NAV: £14,900	Rates Payable (22/23): £7,807

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

EPC

The property has an EPC rating of G152.
The full certificate is available upon.



FURTHER INFORMATION

For more information or to arrange a viewing please contact:

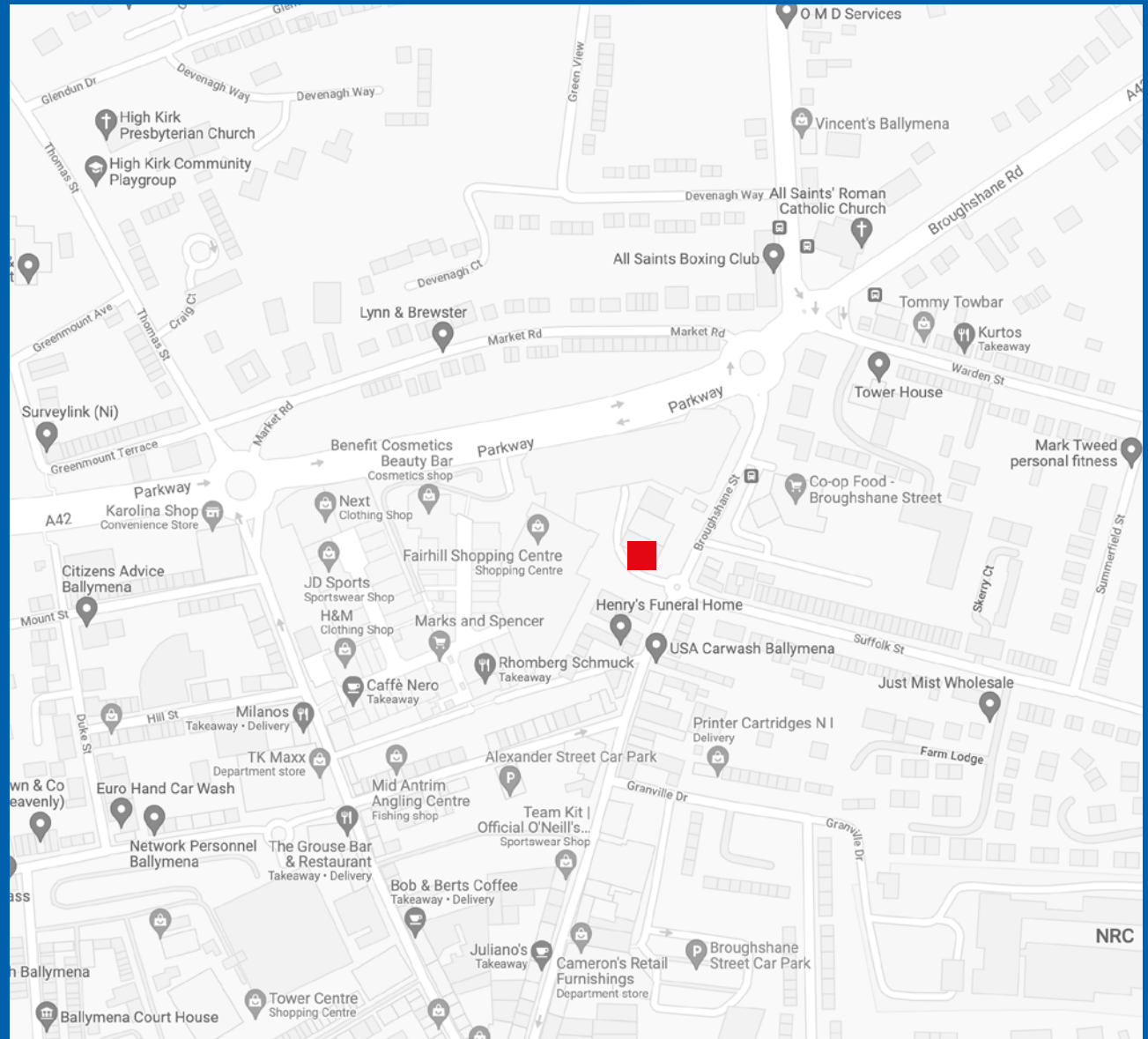


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