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Plug & Play



Modern Office Suite
c. 5,670 sq ft

Lucas Exchange,
1 Orchard Way, Greystone
Road, Antrim, BT41 2RU

TO LET

PROPERTY SUMMARY

- 1st floor Grade A office suite
- On site parking
- Plug and Play
- Brand new furniture included (52 workstations)

LOCATION

Antrim is located 18 miles north of Belfast and 12 miles south of Ballymena, in a strategic central position within the province. The town has excellent road links via the M2 Motorway and A26, providing direct access to Belfast International Airport and both Belfast and Larne Ports.

This first floor office suite is situated within the Lucas Exchange Building on Greystone Road, approximately 2 miles from Antrim town centre.

Nearby occupiers include Mivan, Everway, SFG Forwarding and Camden Group.

DESCRIPTION

Having recently undergone a full refurbishment, this first floor suite has been fitted out to a high specification, delivering a completely new and contemporary office interior.

The accommodation comprises a welcoming reception area, open-plan office space, two meeting rooms, and three private offices which could equally serve as additional meeting rooms. Further facilities include a fitted kitchen, staff area, dedicated storage, and WC provisions.

Specification throughout includes raised access floors, suspended ceilings, and integrated lighting, creating a bright and professional working environment that is ready for immediate occupation. The flexible layout is well-suited to a wide range of business occupiers.

As part of the refurbishment, the suite has been fitted out with brand new furniture throughout, including desks and chairs to accommodate 52 workstations across the open plan area, in addition to furniture provided within the private offices and meeting rooms.





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ACCOMMODATION

Description	Sq Ft	Sq. M
Modern Office Suite	5,670	527
Total	5,670	527

LEASE DETAILS

Rent: £12 psf

Term: Negotiable

RATEABLE VALUE

We are advised by Land & Property Services that the NAV is £41,400.00.

Rates payable for 2026/ 2027 of approximately £25,059.

VAT

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

EPC

C64

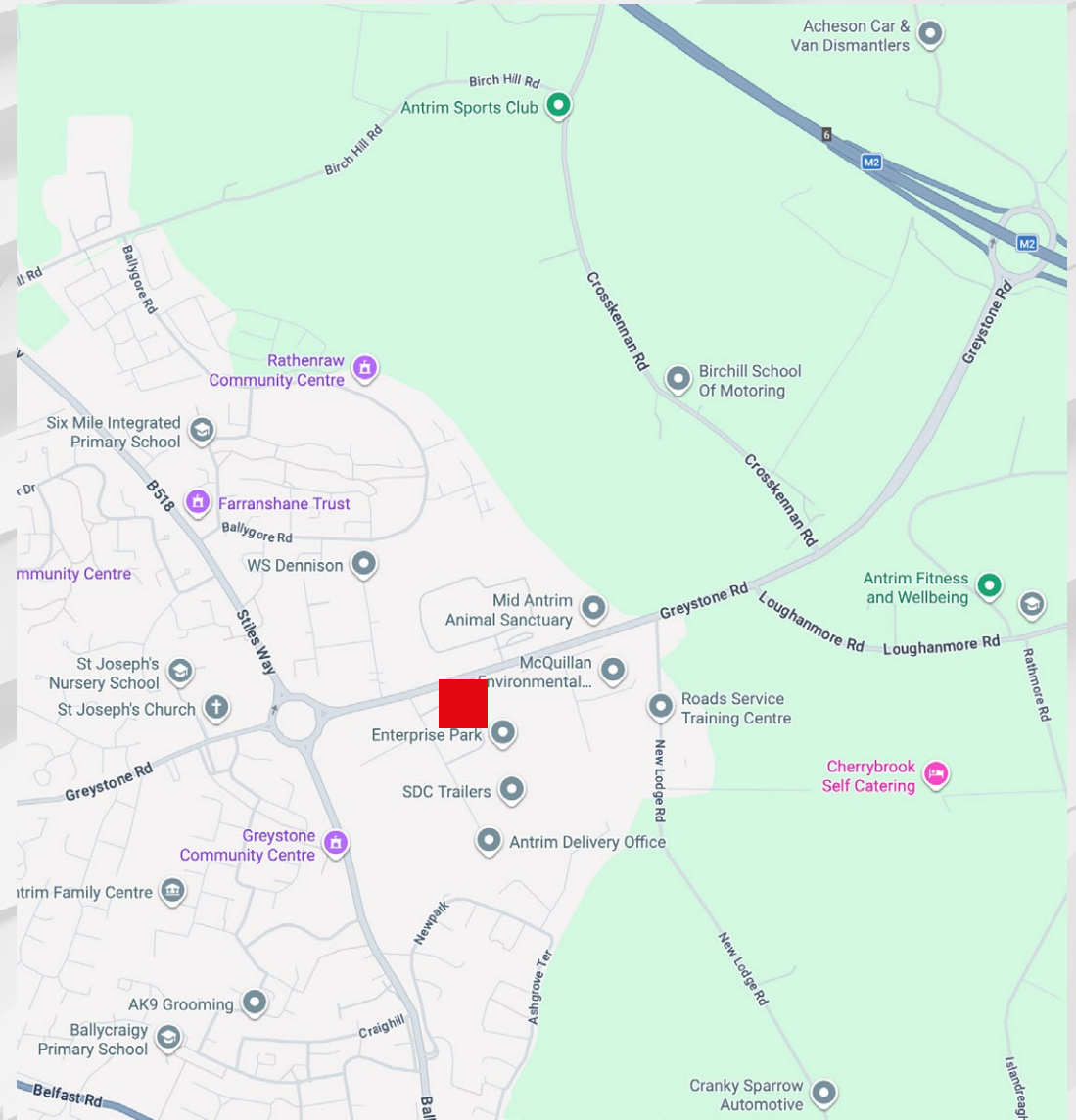
A copy of the EPC certificate can be made available upon request.



VIEWING AND FURTHER INFORMATION

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