

FURTHER INFORMATION

For further information or to arrange an inspection of the premises please contact:

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Orchard Close

Industrial development Greystone Road Antrim

Proposed office and industrial units
 3 Orchard Close,
 Newpark Industrial Estate
 Greystone Road
 Antrim
 N. Ireland

TO LET

Tel: 028 9446 0072

MODERN OFFICE SPACE AND INDUSTRIAL UNITS FROM 2,000 SQFT - 10,000 SQFT
 (Artist Impression of complete development)



- Roller Doors
- Parking Facilities
- Secure Premises
- Customised To Suit Individual Business Requirements

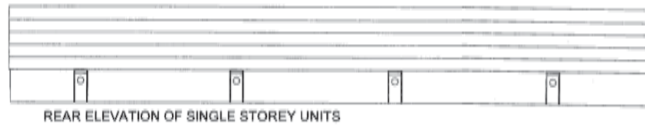
- Located 14 miles from Belfast's City Centre
- Close proximity to Junction 6 on the M1 motorway
- Offers easy access to all parts of the province.

email@whelan.co.uk
 www.whelan.co.uk

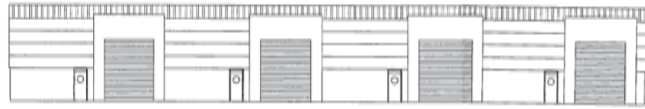
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44 Upper Arthur Street
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 BT1 4GJ

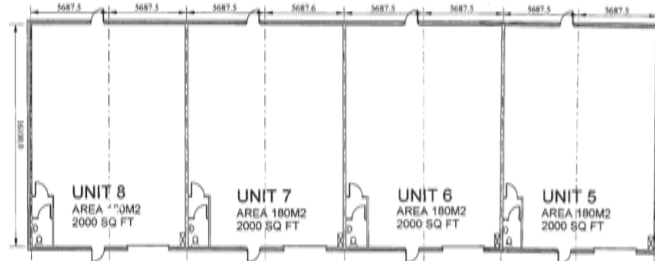
Orchard Close Industrial development Greystone Road Antrim



REAR ELEVATION OF SINGLE STOREY UNITS



FRONT ELEVATION OF SINGLE STOREY UNITS



FLOOR PLAN OF SINGLE STOREY UNITS



GABLE 1 ELEVATION OF SINGLE STOREY UNITS

LOCATION

The property is located in a self contained site in Newpark Industrial Estate off the Greystone Road, which is the main industrial location in Antrim. Located 16 miles from Belfast's City Centre, it is in close proximity to Junction 6 on the M1 motorway and offers easy access to all parts of the province

DESCRIPTION

The premises are newly constructed. The warehouse is of steel portal frame and traditional block construction, concrete screed floor with roller shutter access to the rear.

ACCOMMODATION

Warehouse: 2,000 - 8,000 SQFT

LEASE DETAILS

Term: 5 Years - Negotiable
 Rent: £4.00 psf
 Service Charge: Currently estimates at £1.60 per SQFT
 Basis: Fully repairing and insuring by way of service charge recovery.
 NAV: TBA
 VAT: All figures quoted are exclusive of but may be liable for VAT



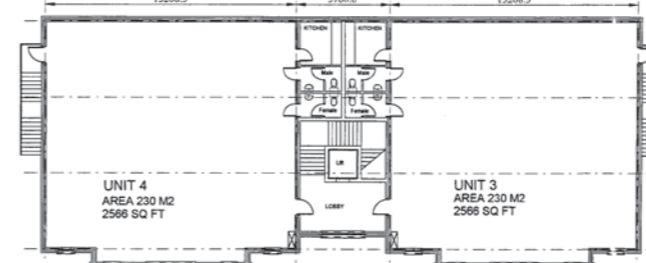
Office and Industrial Accommodations



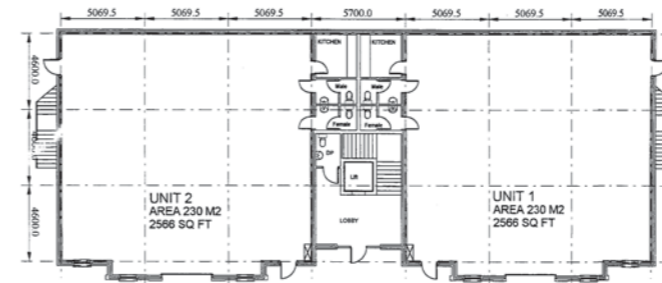
REAR ELEVATION OF TWO STOREY UNITS



FRONT ELEVATION OF TWO STOREY UNITS

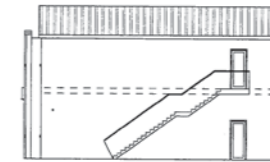


FIRST FLOOR PLAN



GROUND FLOOR PLAN

GABLE 1 ELEVATION OF TWO STOREY UNITS



GABLE 2 ELEVATION OF TWO STOREY UNITS

DESCRIPTION

The premises are newly constructed. The offices are of steel portal frame and traditional block construction, concrete screed floor with ample car parking facilities.

ACCOMMODATION

Offices: 2,566- 10,264 SQFT
 Lobby:
 Kitchen / Canteen
 Male / Female WC's
 Disabled WC:

LEASE DETAILS

Term: 5 Years - Negotiable
 Rent: £8.00 per SQFT (Subject To Specification)
 Service Charge: Currently estimated at £1.60 per SQFT
 Basis: Fully repairing and insuring by way of service charge recovery.
 NAV: TBA
 VAT: All figures quoted are exclusive of but may be liable for VAT

