



ON THE INSTRUCTIONS OF MAPELEY

# TO LET

OFFICE SUITES 5,095 sqft. - 10,565 sqft.  
(Also available on a room by room basis)

2nd & 3rd Floors, Kilpatrick House, High Street, Ballymena

028 9044 7144



WHELAN

- Economical office accommodation in Ballymena town centre
- Available on flexible terms.
- Suites from approx. 5,095 sqft. (473 sqm.) to 10,565 sqft. (981sqm.)
- It may be possible to accommodate smaller requirements, depending on layout & lease terms

## LOCATION

Kilpatrick House is situated on High Street in Ballymena town centre, close to the Tower Centre shopping centre.

## DESCRIPTION

The available accommodation comprises 5,095 sqft at second floor and the entire third floor of 5,470 sqft. The remainder of the building is occupied by two government departments; HMRC and DARD. There is a secure on site car parking to the rear.

The accommodation is finished with carpet flooring, plastered and painted walls and ceilings and surface mounted florescent srtrip lighting and cable trunking. Oil fired central heating is installed, along with uPVC double glazed windows.

There is a small kitchenette on both floors with alternating male and female W/Cs. An 8 person lift is provided.

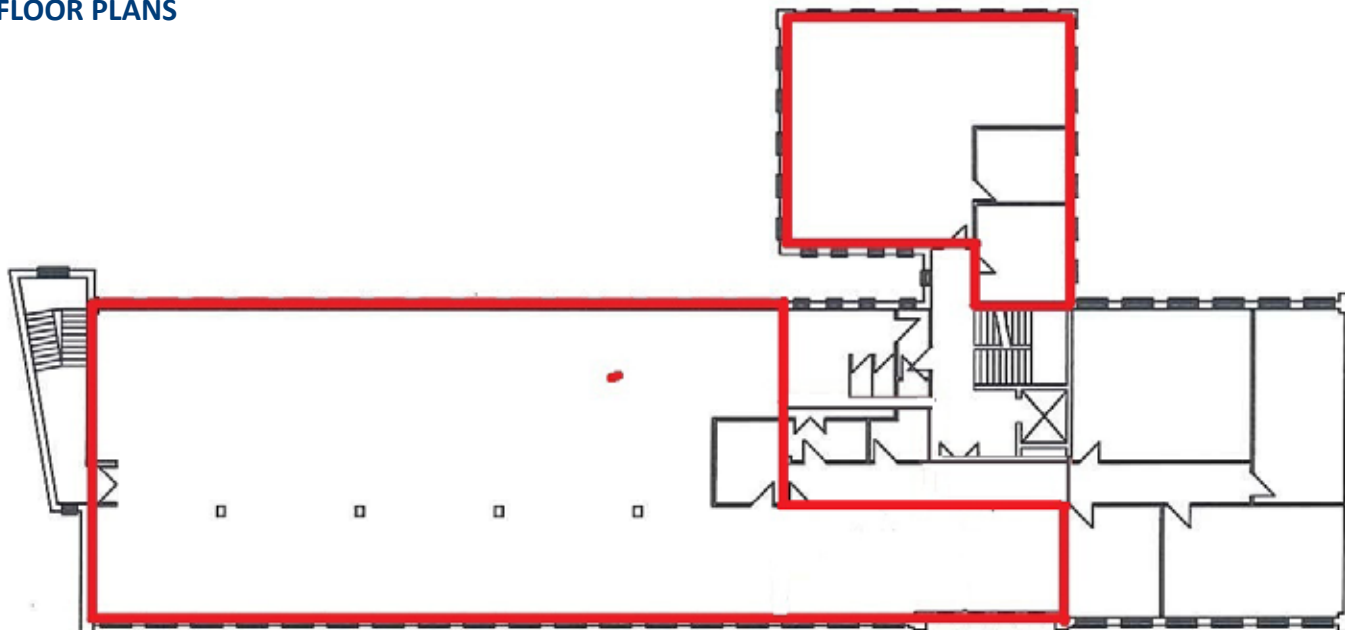
## ACCOMMODATION

The property provides the following approximate net internal area:

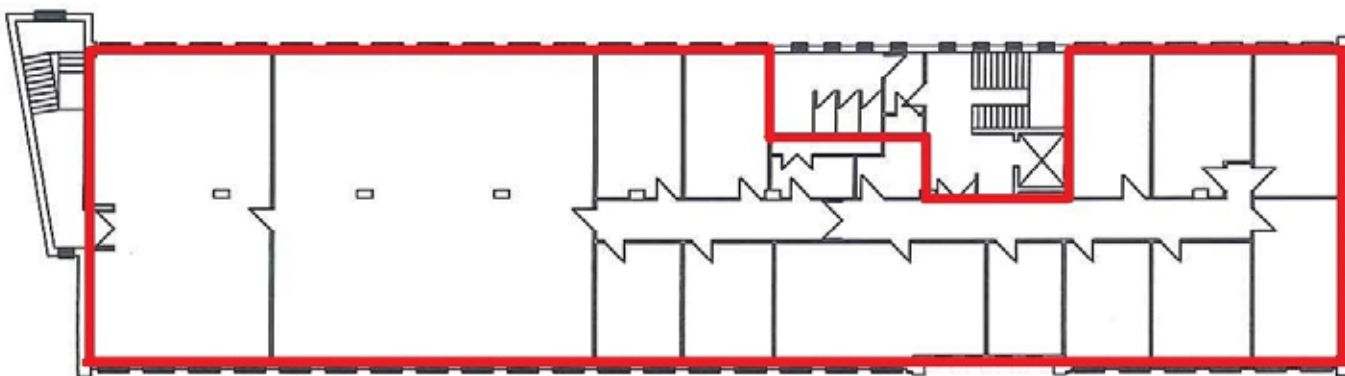
Second Floor	5,095 sqft	(473 sqm)
Third Floor	5,470 sqft	(508 sqm)
<b>Total</b>	<b>10,565 sqft</b>	<b>(981 sqm)</b>



## FLOOR PLANS



Second Floor



Third Floor

## LEASE TERMS

Flexible lease terms available at a rent of £6.00 sq/ft exclusive.

## NET ANNUAL VALUE

We are advised by LPS that the NAV for the property is: £67,300

The Commercial Rate for Ballymena in 2012/2013 is £0.5935

## VAT

All prices, charges, rentals are quoted exclusive of VAT which may be applicable.





## VIEWING

Viewing By appointment through joint agents:-



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