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## TO LET

**4,300 SQ FT TO 19,000  
SQ FT UNITS,  
SUITABLE FOR  
SUBDIVISION**

**RETAIL/TRADE  
COUNTER**

**PENNYBRIDGE  
BUSINESS PARK  
BALLYMENA**



Ballymena is one of Northern Ireland's largest and prosperous provincial towns, approximately 28 miles north of Belfast and within a short distance of the M2 motorway networks.

There is a modern dual carriageway road system around Ballymena and excellent main road links to the rest of the Province.

Pennybridge Business Park offers modern, quality, multi-purpose units within the well-established Pennybridge Industrial Estate which is situated one and a half miles or so south-east of Ballymena town centre. The estate has established itself as a focal point of commercial activity in the area and beyond due to the up-graded road system and occupiers currently include Fitness First, JP Corry, GM Motorcycles and Plumb Centre.

Designed with generous carparking and ease of access for service vehicles and customers alike, Pennybridge Business Park boasts high quality flood lighting in the car parks, and security measures at the entrance. Each unit features prominent display windows secured by electrically operated roller shutters.

The buildings are suitable for a variety of retail and trade counter uses.

Tom Magee Commercial Property Agents

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**Specification includes:-**

Colour coated electrically operated roller shutter doors and window shutters.  
Warehouse standard lighting installed throughout.  
Brick/block walls to 8ft approximately with coloured cladding to eaves.  
Open plan floor layout with toilet facilities in each unit.  
Glazed entrance detail to each unit.

**Accommodation and Rents**

Unit 1 to 3 - totalling 19,000 sq ft available as one unit at £75,000 pa. Consideration would be given to subdivision down to units of 6,300 sq ft.

Unit 5 – small unit of 4,300 sq ft available at £19,500 pa.

**Incentives may be available.**

**Lease Terms**

Available on a 5 year lease or on a 10 year lease incorporating a rent review. Full repairing and insuring terms. Service charge to cover common area maintenance and management will be applied on a square footage pro rata basis.

**Rates**

Occupiers liable for rates.

**VAT**

Rents etc quoted exclusive of Value Added Tax which will be chargeable.

**Viewing**

By appointment with Sole Agent.

