

TO LET FIRST FLOOR OFFICE

6 BALLYCLARE ROAD, GLENGORMLEY, NEWTOWNABBEY, BT36 5EX

CBRE NI

PART OF THE AFFILIATE NETWORK



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WARNING
UNLAWFUL OBSTRUCTION
IF YOU HAVE A CLAMPED
MOTORCYCLE
CLAMPED
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PRIVATE
NO PARKING

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Key Benefits

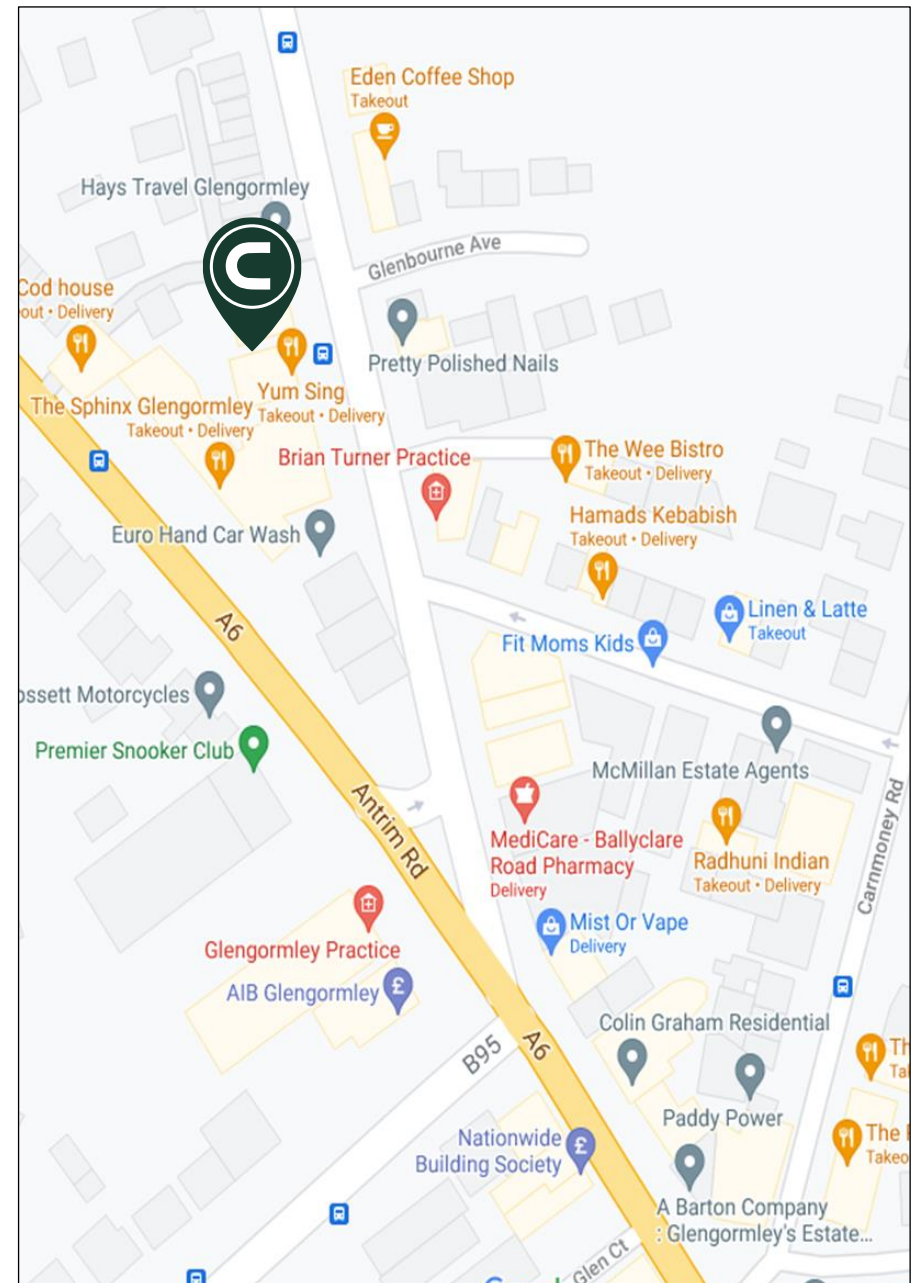
- Prominent location fronting onto Ballyclare Road
- Well served by public transport links
- Located within a 5-minute drive to motorway network

Location

The subject property occupies a prominent position on the Ballyclare Road in Glengormley. Glengormley is a popular residential town located approximately 15 minutes from Belfast city centre. Located approximately 12 miles from Belfast International Airport and 10 miles from George Best Belfast City Airport. Occupiers in the immediate area are The Sphinx Glengormley, The Side Door, The Cod House, Hays Travel Company, Eden Coffee Shop and Brian Turner Dentist.

Description

The subject property is fitted out to include separate meeting rooms, kitchen area and a toilet. Finishes include recessed fluorescent lighting, smooth plastered and painted walls, carpeted floors.



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Tenure

Term	Negotiable, subject to a minimum of 5 years.
Rent	£7,500 per annum, exclusive
Repairs/Insurance	Full repairing and Insuring basis
Service Charge	A service charge will be levied to cover external repairs, upkeep and cleaning of common areas etc.

Rateable Value

We have been advised by Land and Property Services that the rateable value is £7,750. The rate in the £ for 2022/23 is £0.551045 therefore the estimated rates payable for 2022/23 is £4,271.

VAT

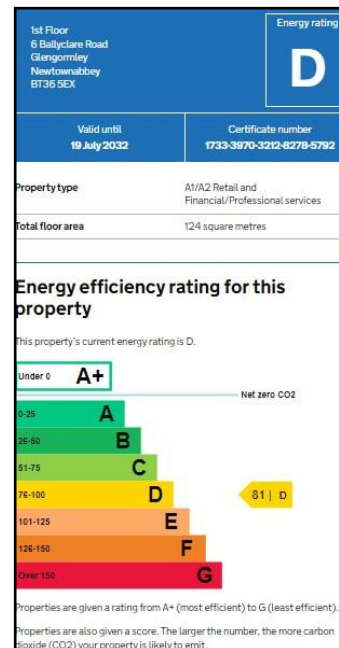
All prices are quoted exclusive of VAT, which may be payable.

Accommodation

	Sq Ft	Sq M
First Floor Office	1,232	114

EPC

The building has been rated as C-55 under EPC regulations. A copy of the EPC Certificate is available adjacent and can be made available on request.



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Contact Us

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