

TO LET

# Units 1, 2 & 3

10 Dublin Road, Antrim, BT41 4EA

Available as a whole or individually



# Location

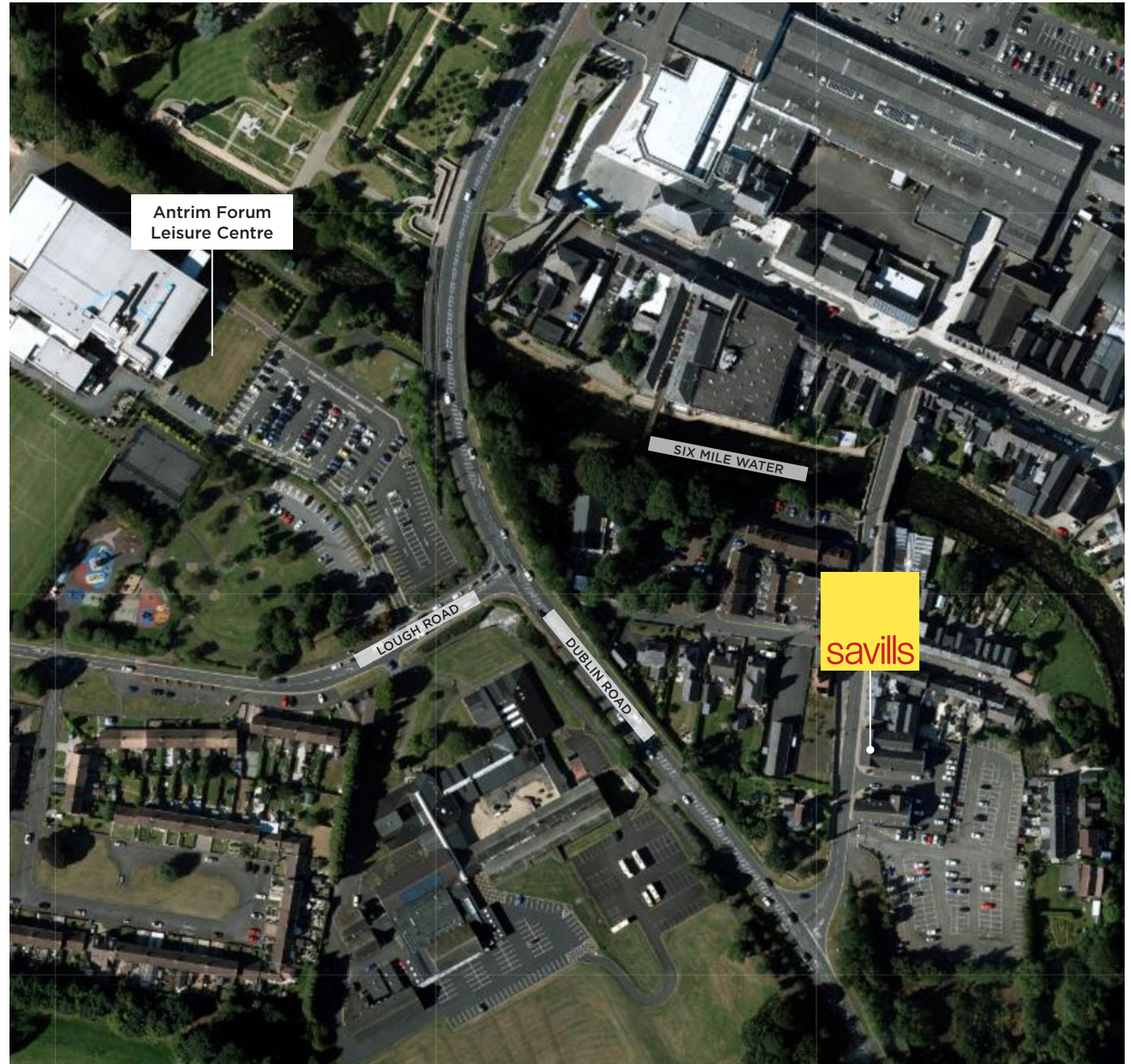
Located approximately 19 miles north west of Belfast city centre.

Antrim benefits from excellent transport links via the A6 Antrim Road and proximity to the M2 Motorway providing great connectivity to Belfast and other major commercial centres in Northern Ireland.

The subject property is a short walk from the High street with the town offering a range of local shops, Castle Mall just 6 minutes away and The Junction Shopping Complex just 1.6 miles away.

Antrim benefits from good public transport links with Antrim Bus and Rail Centre providing easy access to surrounding towns and Belfast city centre.

Description	Miles	Drive Time
Belfast city centre	18.1	28 min
Ballymena	11.3	19 min
The Junction	1.6	6 min
Belfast International Airport	4.0	10 min



# The property

Both the ground and first floor units are accessed directly off Dublin Road and the property benefits from a lift providing access to the first floor.

## Unit 1

An end terrace ground floor self contained unit that benefits from prominent frontage onto the Dublin Road.

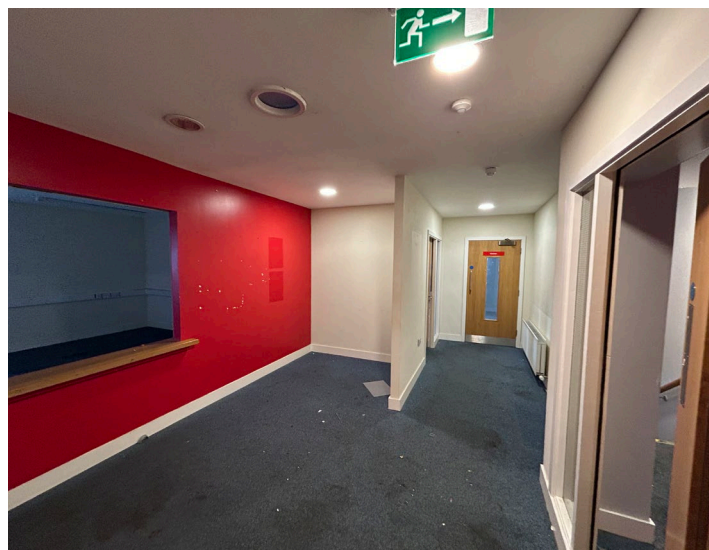
## Unit 2

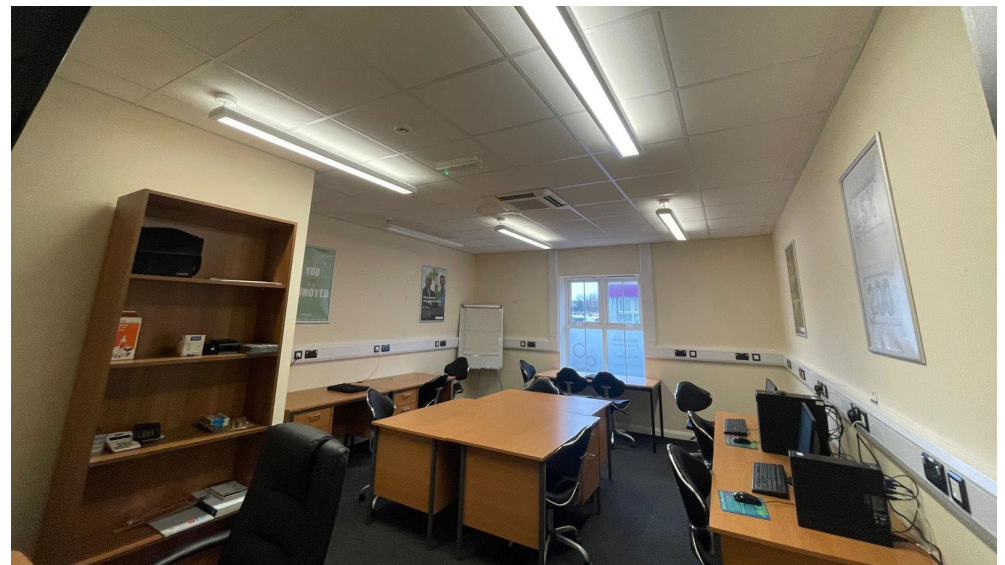
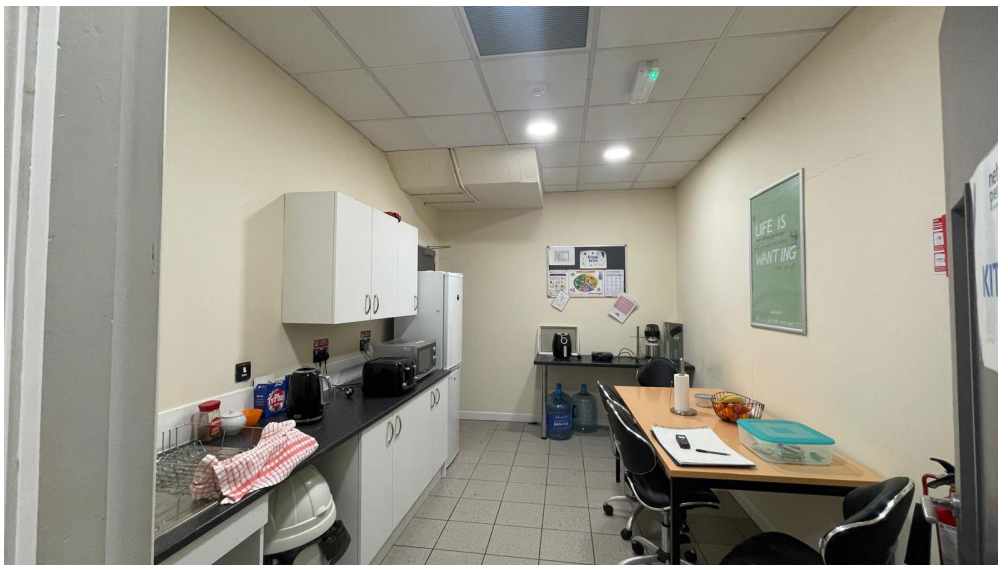
Ground floor unit providing 2,145 sq ft of practical office space, including small to large sized offices and a fitted kitchen. The property benefits from perimeter trunking and is finished to a good overall standard, making it ready for immediate occupation.

## Unit 3

First floor unit offering 3,069 sq ft of modern office space including a kitchen space, breakout rooms, perimeter trunking, painted finish and carpeted floors.

The unit benefits from a lift.





# Accommodation

Description	Sq Ft	Sq M
Unit 1 - Ground Floor - Retail	1,466	136
Unit 2 - Ground Floor - Retail	2,145	199
Unit 3 - First Floor - Office	3,079	286
<b>Total</b>	<b>6,690</b>	<b>621</b>

Please note these floor areas are as per the original on site measurements and are for guidance purposes only. Parties must satisfy themselves as to the accuracy of same.



# Further information

## LEASE DETAILS

All units are available as a whole or separately on new leases.

**Rent:** Price on Application  
**Term:** Negotiable

## VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

## EPC

Unit 1 - C64, Unit 2 - D80, Unit 3 - C58. Full EPC certificates available on request.

## RATES

We have been advised by the Land and Property Services of the following rating information:

Description	NAV	Estimated Rates Payable 25/26
Unit 1 (GF):	£9,750	£5,730
Unit 2 (GF):	£15,500	£9,109
Unit 3 (FF):	£16,900	£9,931

## CONTACT



**Savills Belfast**  
2nd Floor,  
Longbridge House,  
16-24 Waring Street,  
Belfast, BT1 2DX

[savills.ie](http://savills.ie)

**Mark Carron**

[mark.carron@savills.ie](mailto:mark.carron@savills.ie)  
+44 (0) 28 9027 0016

**Faith Rodgers**

[faith.rodgers@savills.ie](mailto:faith.rodgers@savills.ie)  
+44 (0) 28 9027 0047

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