

**FOR SALE/  
TO LET**

2 CAULSIDE DRIVE,  
ANTRIM  
BT41 2DX



**Lisney**

[www.lisney.com](http://www.lisney.com)



**The subject comprises of a modern manufacturing facility constructed in 2009 together with c. 5.4 acres of zoned industrial land.**

**MODERN MANUFACTURING  
FACILITY**

CONSTRUCTED IN 2009



**5.4  
ACRES**

ZONED INDUSTRIAL LAND

- Modern manufacturing facility.
- Eaves height of c. 20 ft.
- Large cubic storage capacity.
- Dedicated staff and customer parking area.
- 3 Phase electricity.
- Compressed air system.
- Smooth concrete floors.
- Integrated modern offices.
- Male & Female WC facilities.
- Kitchen facilities.
- Perimeter security fencing.
- External CCTV and alarm system.



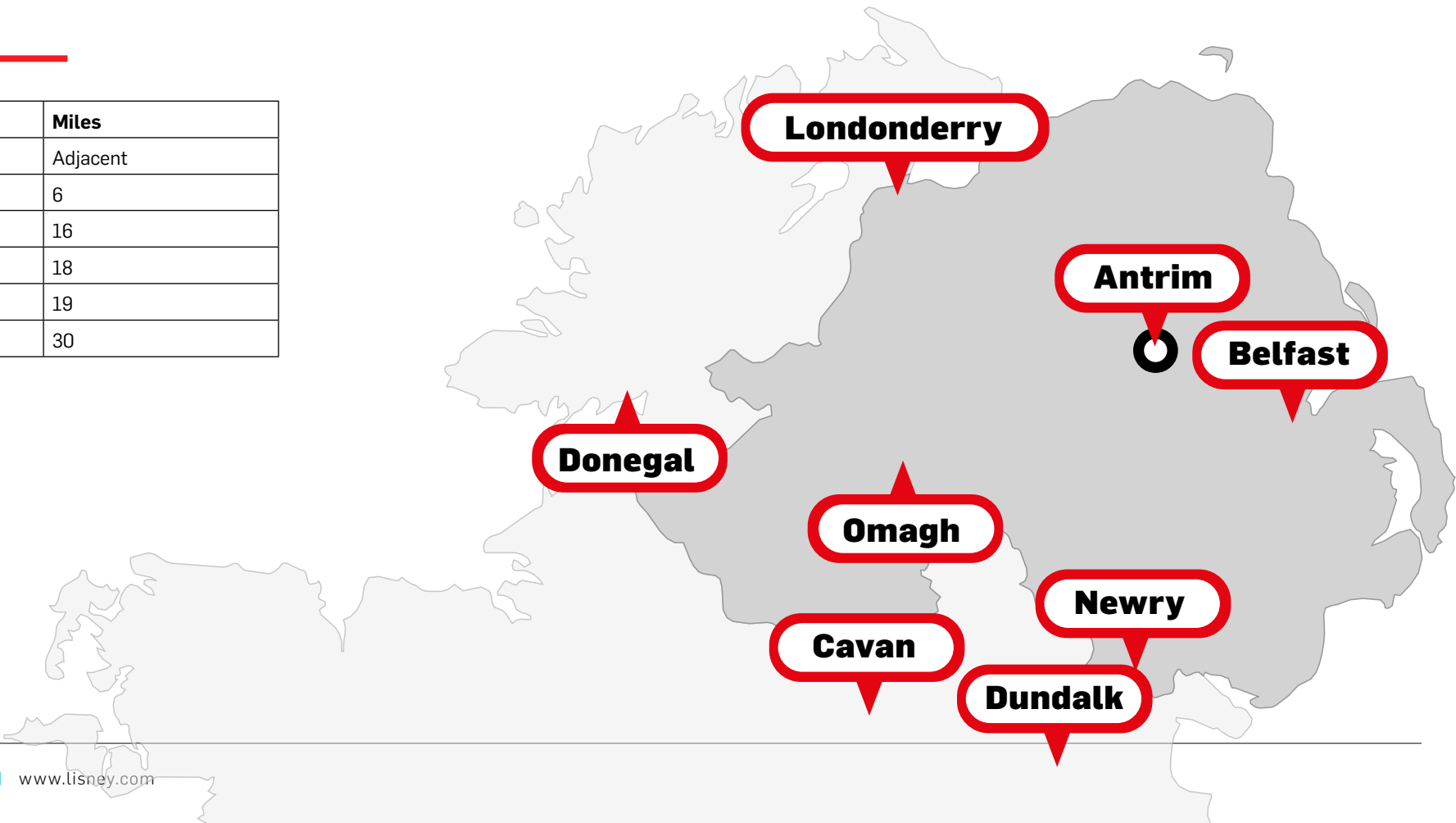
# Location

**Antrim is one of Northern Ireland's principal industrial and distribution locations centred around the area's superbly developed transport and road infrastructure.**

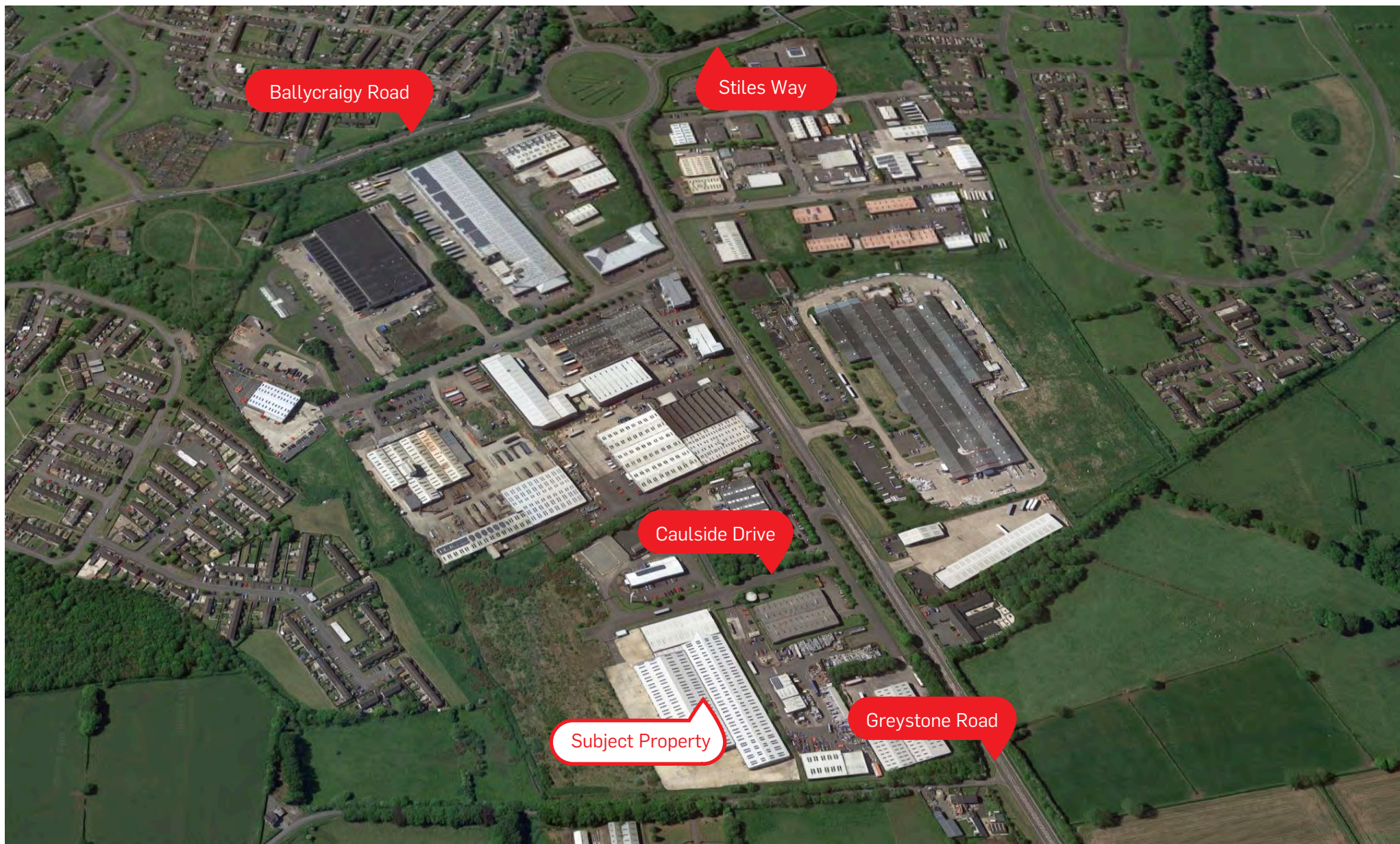
The subject facility is strategically located in Caulside Drive approximately 0.5 miles from Antrim Town Centre and c. 14 miles north west of Belfast.

The location enjoys superb transport links via the M2 Motorway (Junction 6) providing ease of access to the wider province and nearby airports and docks.

Location	Miles
M2	Adjacent
International Airport	6
Belfast Port	16
M1	18
Belfast City Airport	19
Larne Port	30









# Description

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The building is of steel portal frame construction under a pitched double skinned metal deck roof.

The office accommodation extends to c. 7,000 sq ft and benefits from a specification to include perimeter trunking, suspended

ceilings, air handling units, electric rollers over windows and oak doors.

The loading facilities include 11 roller shutter doors. Whilst the site provides for a substantial marshalling yard and lorry parking.

The warehouse benefits from a generous eaves height of c. 20 ft.

There is external CCTV and alarm system fitted and additional security is provided by perimeter security fencing.



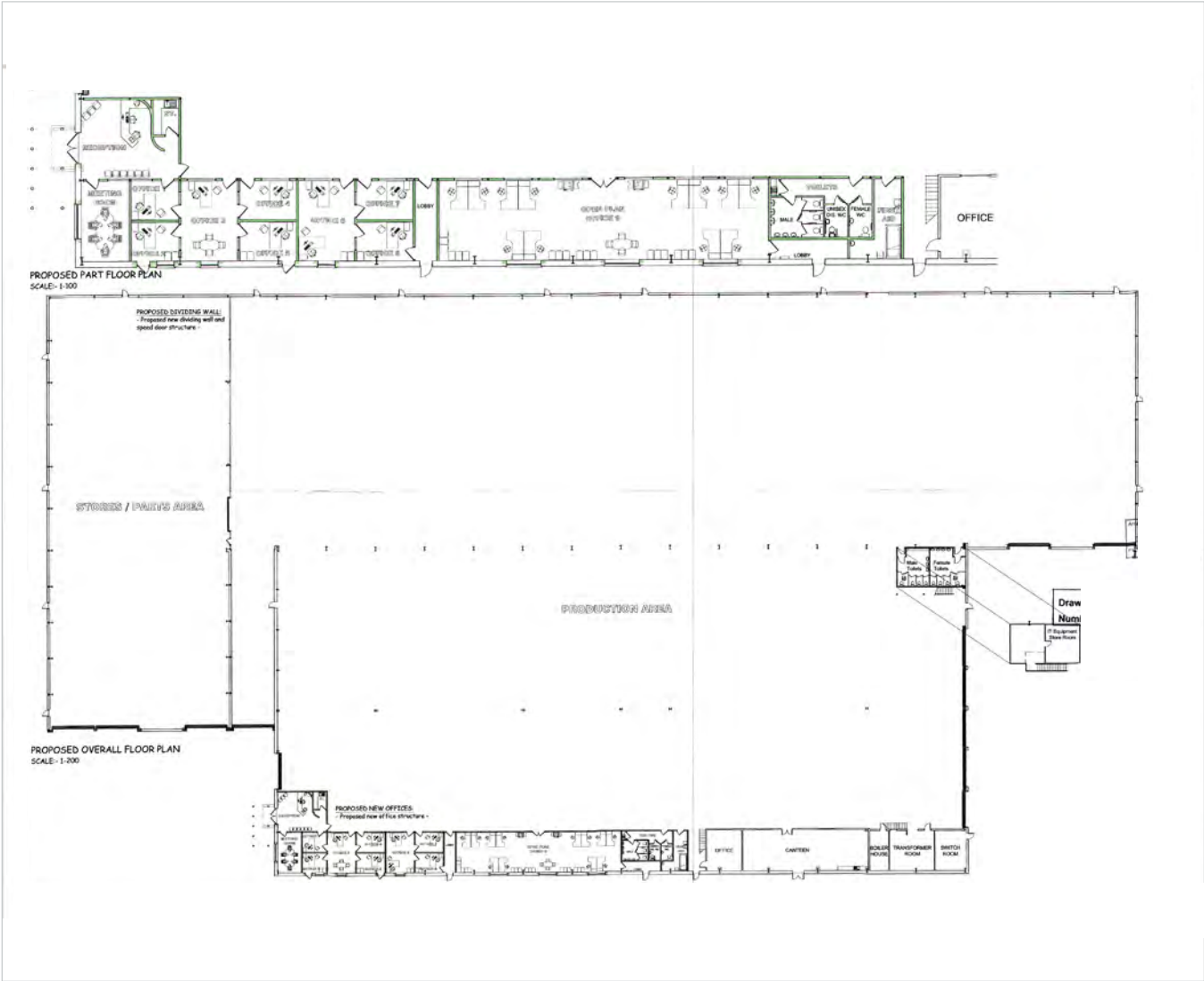


# Zoned Lands



# Accommodation

Description	GIA Sq ft	GIA Sq m
Offices	7,000	650
Manufacturing	92,572	8,600
Total	99,572	9,250





# Manufacturing Floor



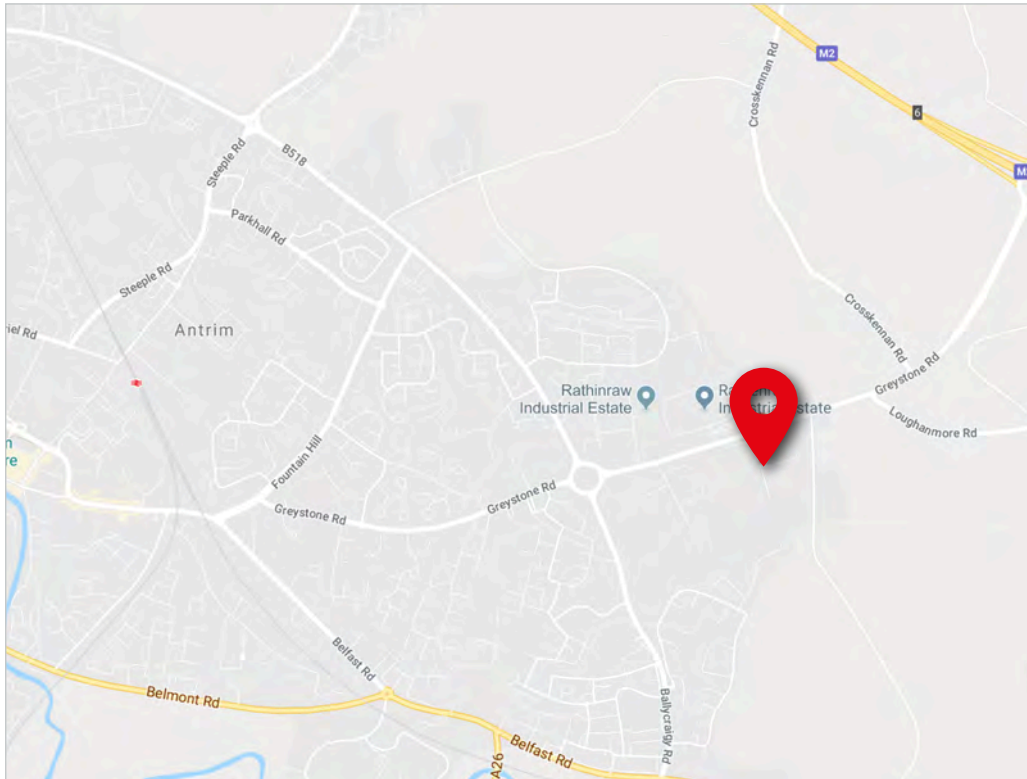


# Offices





# Particulars



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## Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

## Lease Terms

£375,000 Per Annum

Repairs/Insurance: Full repairing and insuring basis

## EPC

The property has an EPC rating of D94.

A full certificate is available on request.



## Asking Price

£3.5m exclusive.

## Business Rates

We understand that the property has been assessed for rating purposes as follows:

Net Annual Value: £265,050

Rate in the £ 19/20: 0.58936

Rates Payable 19/20: £156,210

## Stamp Duty

Will be the responsibility of the tenant/purchaser.

## VAT

All prices and outgoings are exclusive of but may be liable to VAT.

## Contact

**Andrew Gawley or James Kearney**

**028 9050 1501**

**[agawley@lisney.com](mailto:agawley@lisney.com)**

**[jkearney@lisney.com](mailto:jkearney@lisney.com)**





[www.lisney.com](http://www.lisney.com)

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