



TO LET

Fairhill House, 124 Broughshane Street, Ballymena, BT43 6EE
Prominent modern office suites c. 1,916sq ft – 6,060sq ft.

Lisney

Features

- Prime town centre location
- Opportunity for own door access
- Immediate availability

Location

Ballymena is one of Northern Ireland's largest provincial towns having a resident population of approximately 29,000 persons and a district population of approximately 60,000 persons.

Ballymena benefits from a catchment of around 270,000 people within a 30 minute drivetime. The town is located approximately 26 miles north west of Belfast and is well connected to the rest of the province with good road and rail networks.

The subject property is situated on Broughshane Street on the northern edge of the town centre with easy access to the A26. The property also benefits from excellent transport links given that it is just a short 15 minute walk to the local train and bus stations.



| | SQM | SQFT |
|--------------|-----|-------|
| Ground Floor | 199 | 2,142 |
| First Floor | 178 | 1,916 |
| Second Floor | 186 | 2,002 |

Description

The property comprises a stand-alone 3 storey office building of brick and concrete slab construction.

Internally the property benefits from suspended ceilings, fluorescent stripped lighting, painted walls, carpeted floors with raised access flooring on the ground floor and perimeter trunking on the upper floors.

Lease Terms

Repairing: The space will be let on effective full repairing and insuring terms through recovery of a service charge.

Insurance: An incoming tenant will be responsible for reimbursing the landlord for the cost of buildings insurance.

Term: Subject to Negotiation

Rent: Price on Application



EPC

The property has an EPC rating of G152.
The full certificate is available upon



VAT

All prices, outgoing and rentals are exclusive of, but may be liable to Value Added Tax.

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/uk/si/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 onto any other party, unless we are required to do so by law and regulation.

Rates

Ground Floor

NAV: £17,100

Rates Payable (20/21): £10,058

First Floor

NAV: £14,300

Rates Payable (20/21): £8,411

Second Floor

NAV: £14,900

Rates Payable (20/21): £8,764

Rent

POA

Contact

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