



## Unit 3, Rathenraw Industrial Estate, Antrim, BT41 2SJ

To Let | 6,661 sq ft

Excellent Warehouse Accommodation

028 9020 5900  
mcconnellproperty.com



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### Summary

- Rent: £34,750 per annum
- Business rates: NAV - £17,800 (£0.605291)  
Rates payable subject to Small Business Rates Relief & Industrial Derating
- VAT: Applicable
- EPC: G (176)
- Terms: by arrangement

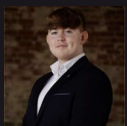
### Further information

- [View details on our website](#)

### Contact & Viewings

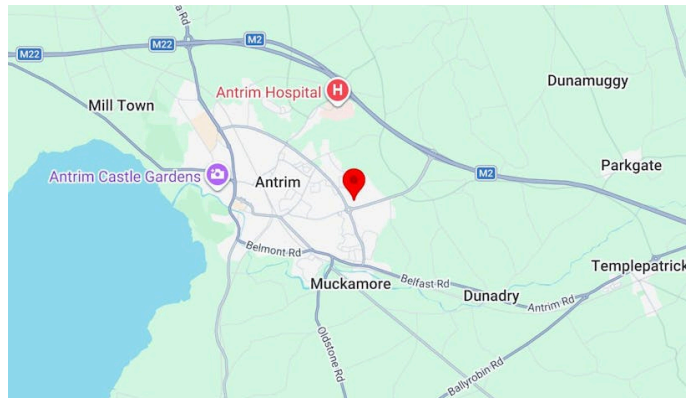


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### Location

The subject property is located in Rathenraw Industrial Estate, approximately 1.5 miles from Antrim town centre. Antrim is a large provincial town located c.19 miles from Belfast and c. 11 miles from Ballymena.

Rathenraw Industrial Estate is strategically located on the Greystone Road, just off the M2 Motorway and as such benefits from excellent connectivity throughout the province.

### Accommodation

Description	sq ft	sq m
Warehouse	4,860	451.51
Storage (Extension)	1,140	105.91
Office	505	46.92
Canteen	156	14.49
<b>Total</b>	<b>6,661</b>	<b>618.83</b>

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. AML: We are required to obtain evidence of the identity and proof of address of potential purchasers as part of mandatory anti-money laundering checks. If this can either be included in a fixed location or added as one of the options that we can toggle on/off that would be fantastic.



### Description

The property is of a steel portal frame construction, part brick walls / part insulated metal cladding and a powder coated concrete floor. The eaves height is approx. 4.8m. The unit benefits from roller shutter access (width c. 4m and height c. 4m). The office accommodation is finished to include plastered / painted walls and ceilings, fluorescent strip lighting and carpet floor covering. There is ample parking to the front of the unit and room to the side elevation fronting the road for further hardstanding / storage.

It should also be noted that a timber constructed extension has been added to the southern elevation providing an additional 1,140 sq ft.

