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First Floor Office Space

Unit 8 Olivia Centre,
373 Antrim Road,
Glengormley, BT36 5EB

TO LET

PROPERTY SUMMARY

- **Prominent 1st floor office unit, within a multi let property.**
- **On Site car parking.**
- **Nearby occupiers include Knags Bar and Grill, KFC, Subway, and Vivo.**

LOCATION

The property is located within Glengormley, approximately six miles north of Belfast City Centre and one mile from the Sandyknowes roundabout.

The property, which is located on Antrim Road, benefits from significant amounts of traffic flow.

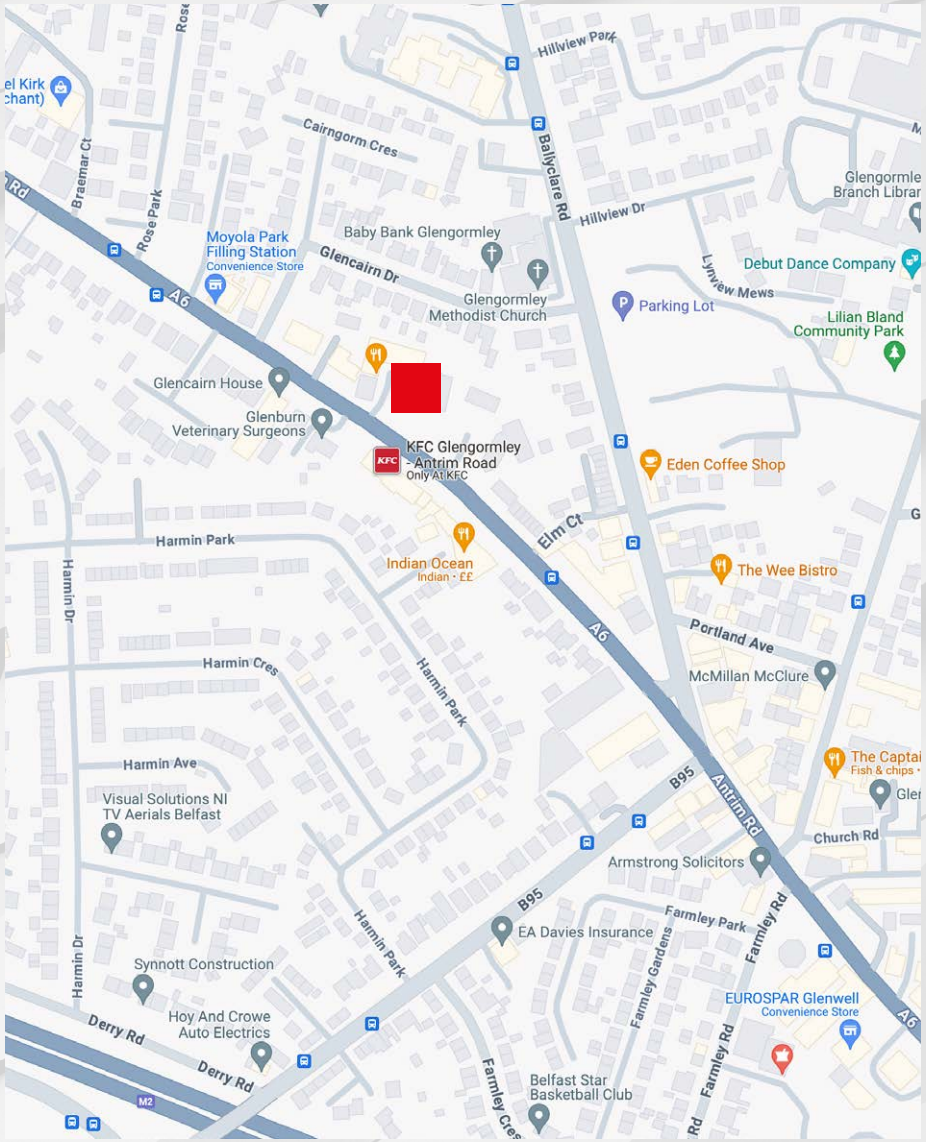
Nearby occupiers include Knags Grill Bar & Deli, Prestige Catering, The Khayber, and The Little Beauty Rooms are among the tenants included in the property. Furthermore, close by are KFC, Subway and Vivo.

DESCRIPTION

The subject suite, which is on the first floor, includes an open plan office with two separate offices / meeting rooms, store, kitchen, and WC's.

It benefits from high levels of natural light and is finished with painted walls, laminate flooring, and suspended ceilings with recessed lighting.

The site also benefits from free on-site car parking.



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ACCOMMODATION

Description	Sq Ft	Sq M
First Floor Office	1,661	154.31

LEASE DETAILS

Term	Minimum 5 Years.
Rent	£10,000 per annum.
Repairs	Effectively full repairing basis by way of a service charge
Service Charge	Levied to cover external repairs, maintenance, and management of the common parts. Estimated at approx. £4,518 pax.
Insurance	Tenant to pay a proportion of the building's insurance premium. Estimated at approx. £1,700 pax.

RATEABLE VALUE

We are advised by Land & Property Services that the NAV is £11,700.00.
Rates payable for 2025/26 are approximately £6,875.97.

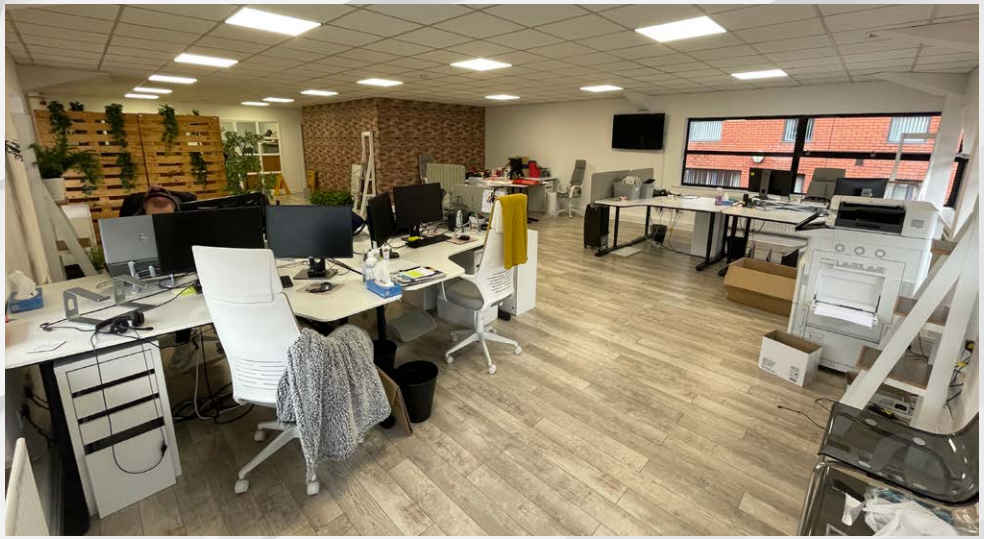
VAT

All prices, rentals and outgoings are quoted exclusive of VAT which may be chargeable.

EPC

The building is currently rated as 35 - B.

A copy of the EPC Certificate can be made available upon request.



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VIEWING AND FURTHER INFORMATION

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