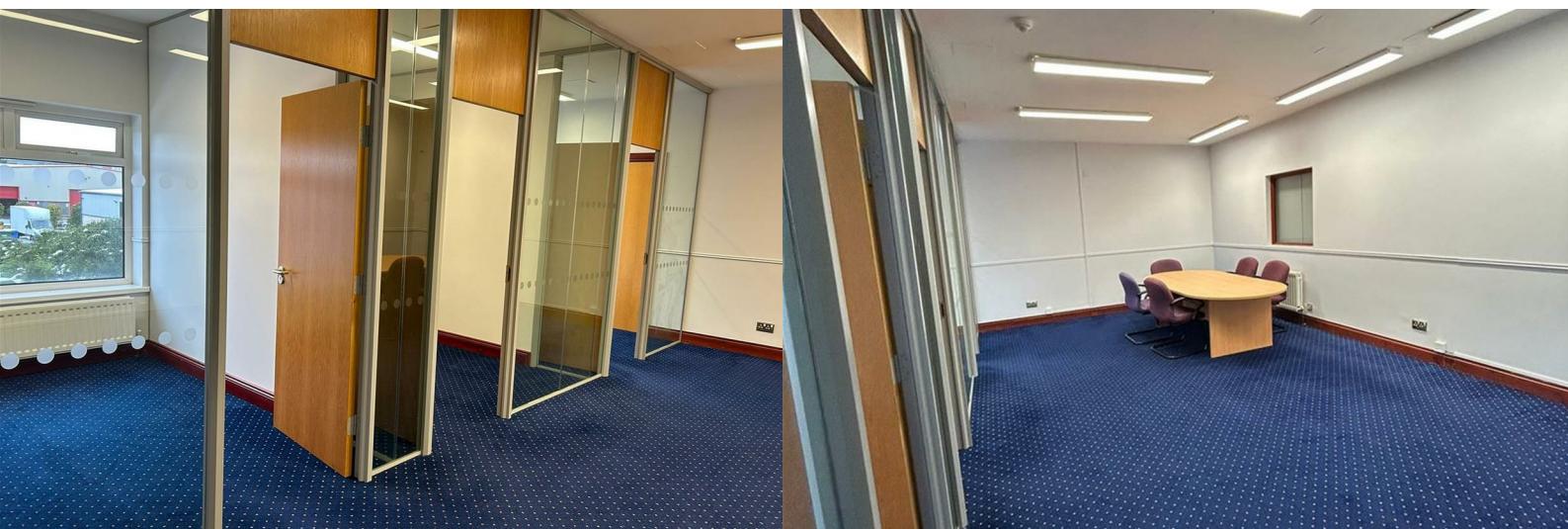




Unit 7 (1st Floor) Sarah Jane Robinson House

Rathenraw Industrial Estate, Antrim, BT41 2SJ

£11,500 Per Annum



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UNIT 7 - FIRST FLOOR

Open Plan Office

Circa 277 sqft / 25 sqm. Suspended ceilings with LED lighting.

Office 1

9' x 9'08 (2.74m x 2.95m)

Glazed front. Suspended ceiling with LED lighting.
External window.

Office 2 / File Store

9'08 x 7'10 (2.95m x 2.39m)

Glazed front. Suspended ceiling with LED lighting.

Office 3

9'08" x 7'06" (2.95m x 2.29m)

Glazed front. Suspended ceiling with LED lighting.
External window.

Store / Tea Prep

8'09 x 3'10" (2.67m x 1.17m)

Store cupboard with water and waste connection.
External window.

The Rent Includes:

Business Rates

Service Charge

Electricity & Heating

Buildings Insurance & Maintenance

Shared Reception

Full use of kitchen/break-out area and board room

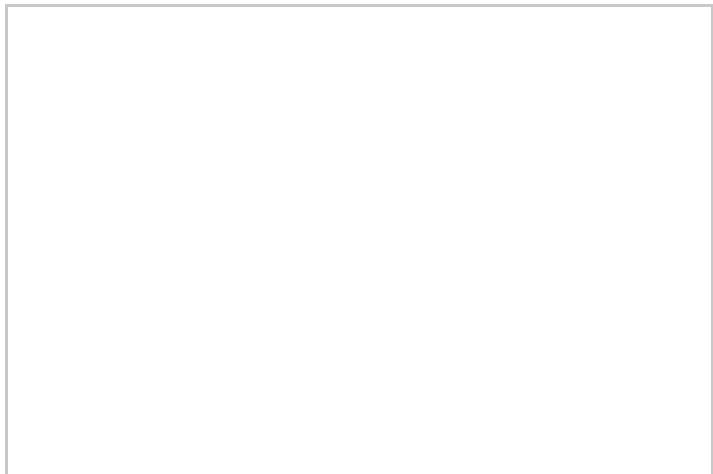
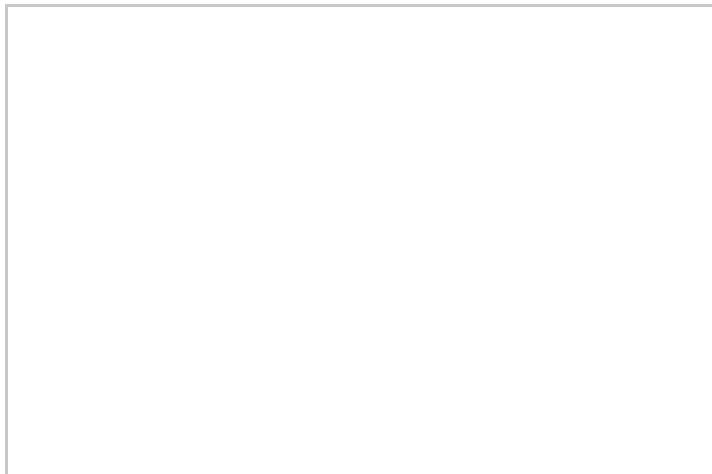
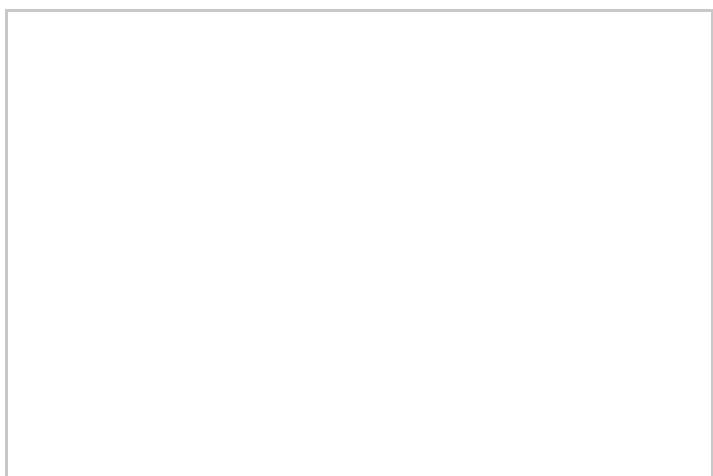
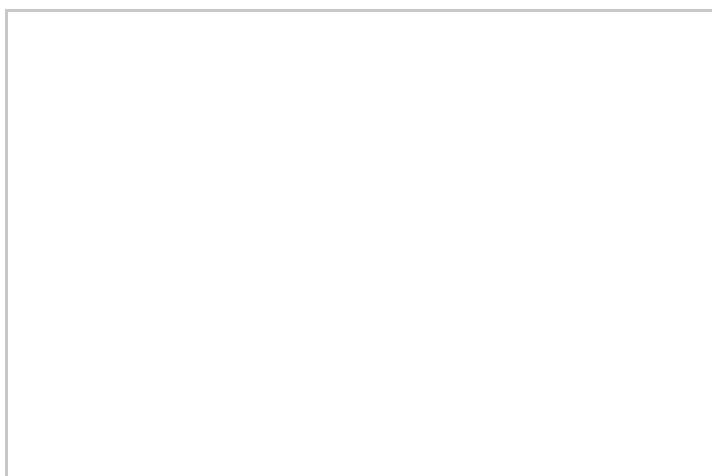
Daily cleaning services, supplies, and waster disposal for common areas.

Building security - fob entry

24 hour access

Ample On Site Carparking

Please note broadband is not supplied.



Road Map



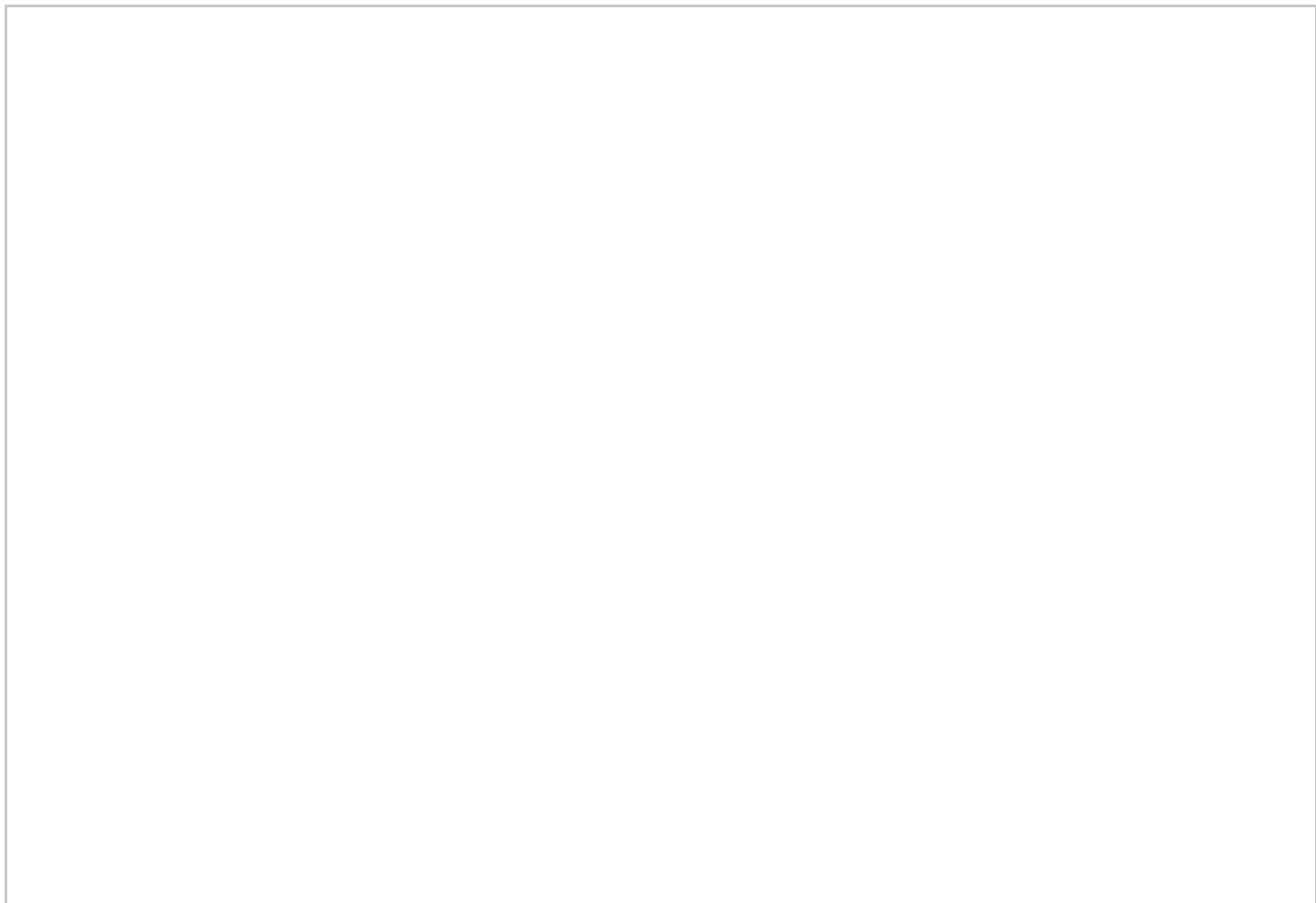
Hybrid Map



Terrain Map



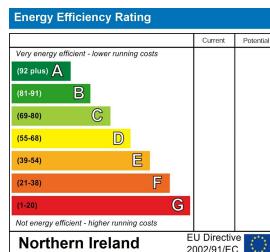
Floor Plan



Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Edmondson Estates have not tested any services, equipment, or facilities within the premises and will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.