

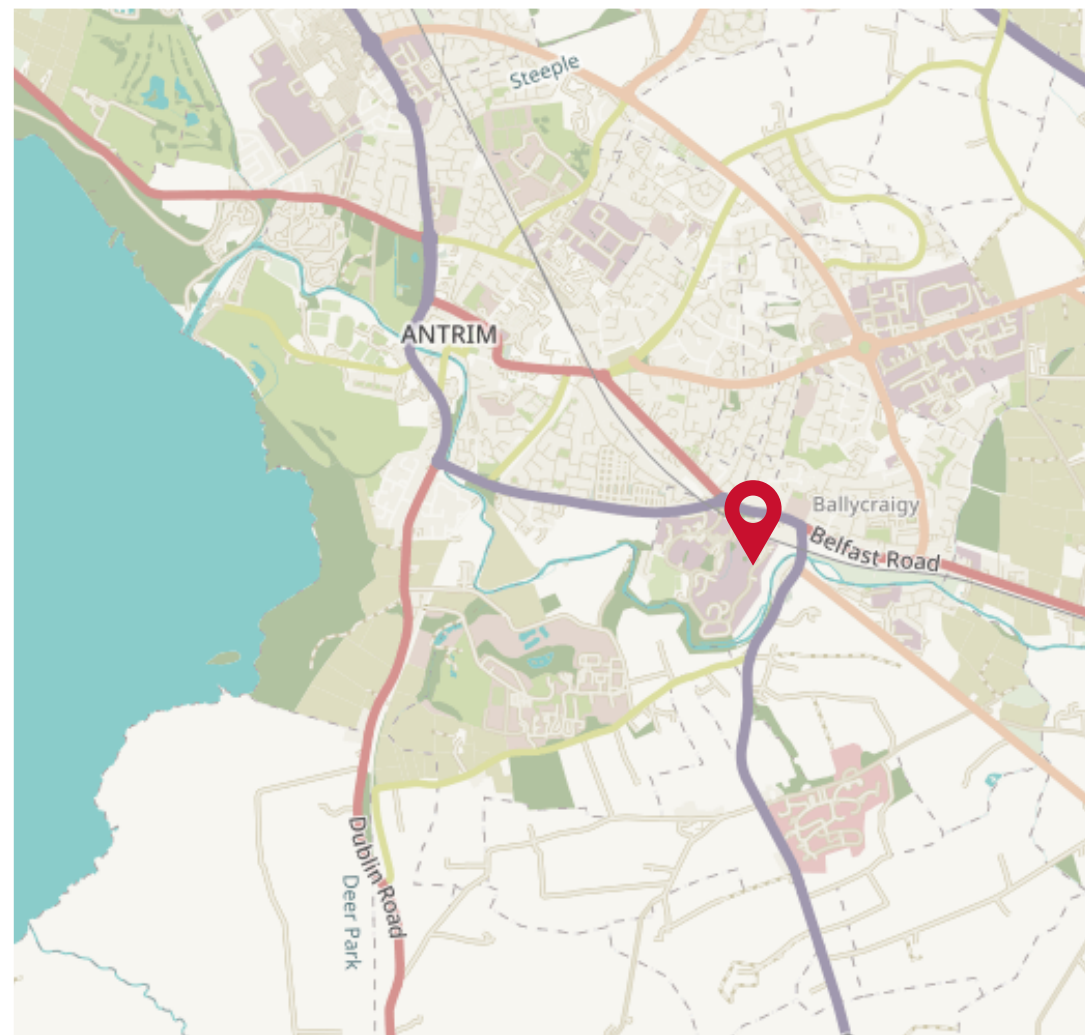
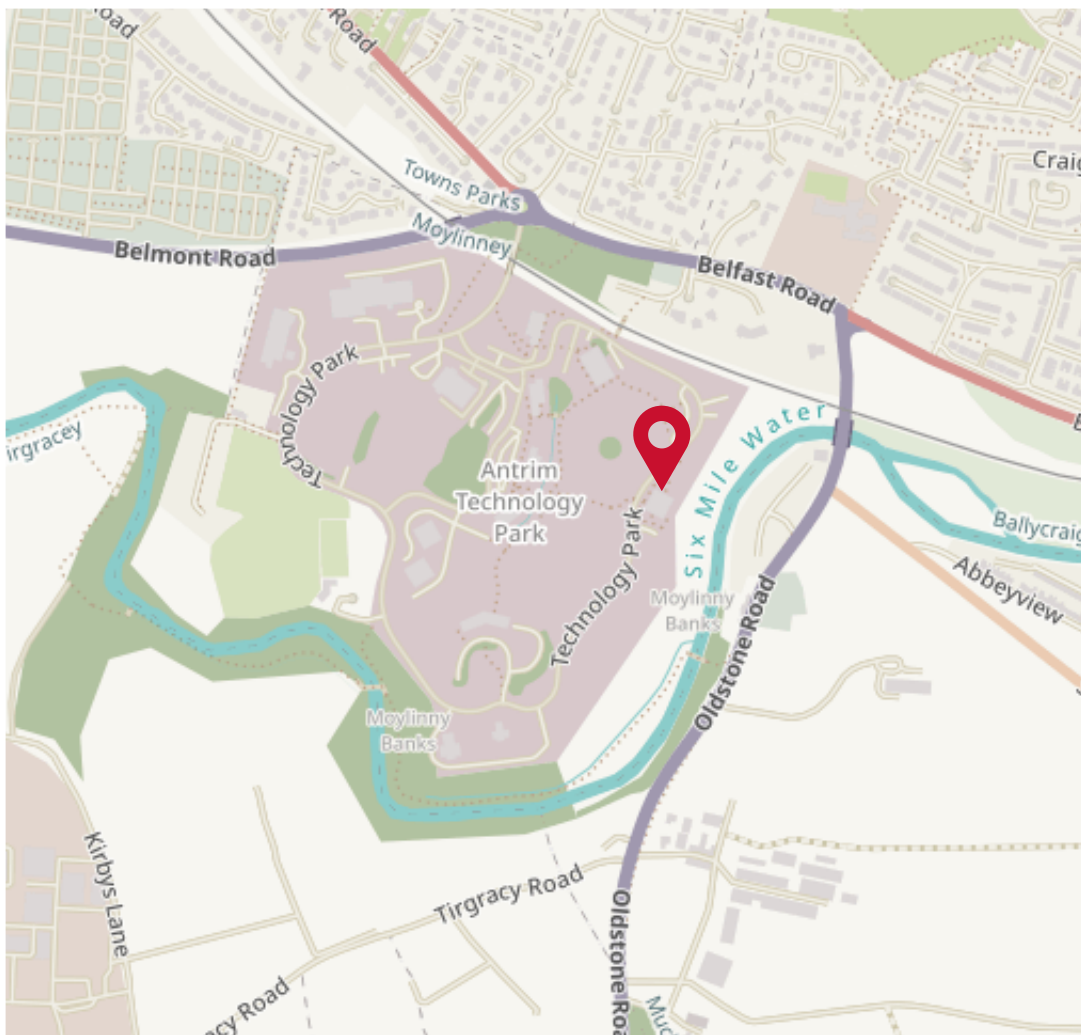
FOR SALE

**Lambert
Smith
Hampton**



**Unit 8, Antrim Technology
Park, Antrim, BT41 1QS**

**Office Investment of approximately
7,250 SQFT, Let to Power NI**



LOCATION

Antrim Technology Park is situated to the south of Antrim Town Centre, strategically 3 miles from Junction 6 of the M2 Motorway. Antrim is a town c.14 miles north of Belfast with a population of c. 23,375 people. The property is easily accessible via the M2 motorway and is located c. 1 mile from Junction 6 (Rathbeg). The property is also located in close proximity to Belfast international Airport c. 8 miles.

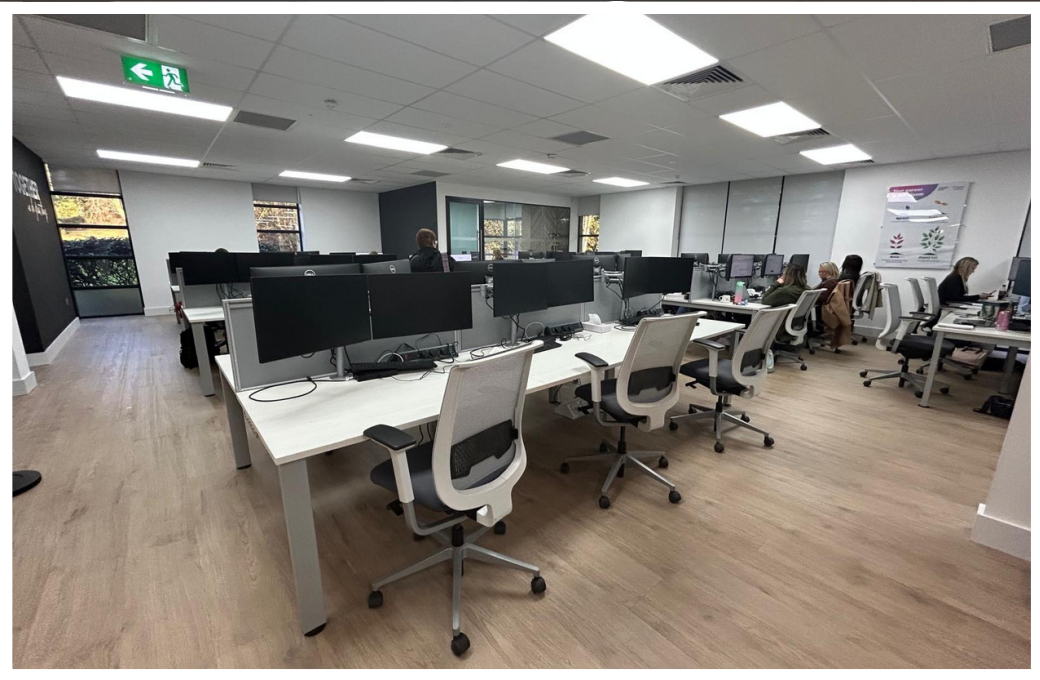
The property offers a prime business location just 3 miles from Antrim town centre. Set within a landscaped, campus-style environment, the park provides a modern professional setting. This strategic location ensures easy access to Belfast and regional transport links.



DESCRIPTION

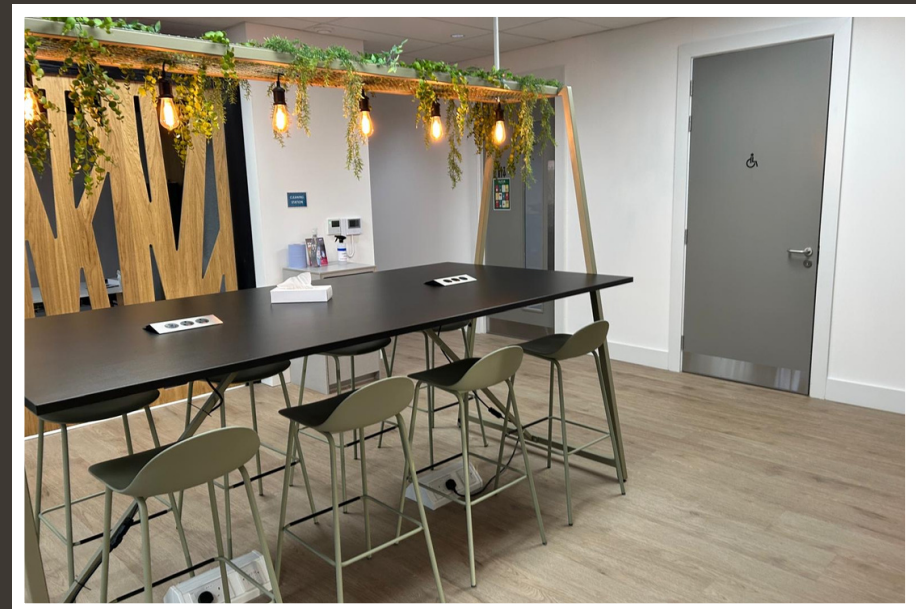
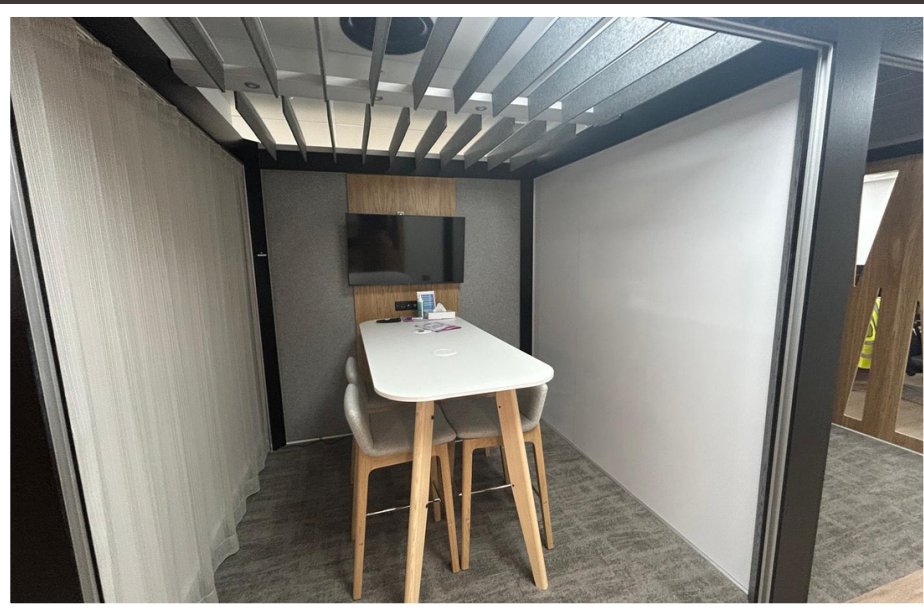
The subject comprises a standalone office premises totalling approximately 7,250 sq ft. It is currently fully occupied by Power NI. It was fully refurbished in 2025 and has been finished to a very modern standard to include:

- LED Lighting
- Suspended ceiling
- Heating and cooling air conditioning system
- Mixture of open plan office space and private meeting/conference rooms
- Kitchen/canteen area
- Male, female and DDA compliant WC facilities
- Ample car parking
- Fob control access doors



SCHEDULE OF ACCOMMODATION

Unit	Sq Ft	Sq M
Ground Floor	7,250	674
Total	7,250	674





ASKING PRICE

Offers are invited in the region of £775,000. A sale at this level reflects a net initial yield of 7.34% after purchasers costs of 5.48%.

TITLE

We are advised that the property is held by way of Good Fee Farm Grant. For further information please contact the agent.

TENANCY

The entire building is leased on an IRI basis to Power NI Energy Limited for a term of 10 years. This lease is due to expire on 30th September 2034 and the passing rent is £60,000 per annum exclusive. There are no break options.

COVENANT

Power NI Energy Limited (Company No. NI027394) was registered in 1993 and has a Dun & Bradstreet (D&B) rating of 5A2.

RENT REVIEW

There is an upward only rent review on the 1st October 2029 which is CPI linked with collars and caps of 3-5%.

RATEABLE VALUE

We have been advised by Land and Property Services of the following for the year 2025/26:

Net Annual Value -	£53,800
Rate in £ 2025/26 -	0.587690
Rates Payable (if applicable) per annum -	£31,617.72

VALUE ADDED TAX

We have been advised that the subject property is VAT registered and therefore VAT will be charged in addition to the figures quoted within this brochure.

ANTI MONEY LAUNDERING

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser/ tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

For Further Information

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