

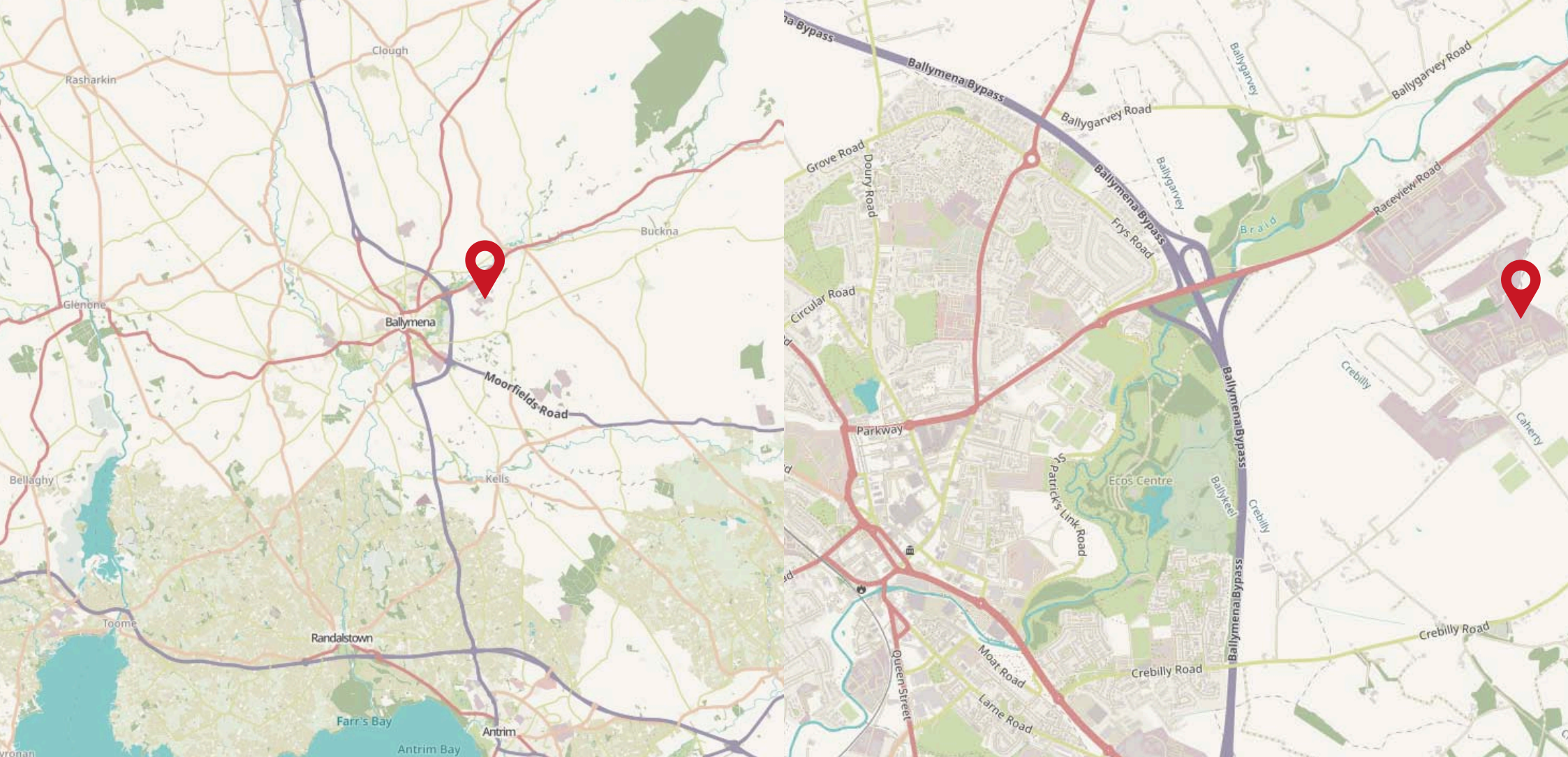
**FOR SALE**

**Lambert  
Smith  
Hampton**



**18 Woodside Road Industrial Estate,  
Ballymena, BT42 4QJ**

**Strategically Located Industrial Premises  
of Approximately 47,162 sq. ft. Situated on  
a Site of 4.3 Acres**



## LOCATION

The subject property is situated within the Woodside Industrial Estate, Ballymena, accessed off the A42 Raceview / Broughshane Road. The location occupies a convenient position in a well-established industrial estate, lying approximately 1.5 miles outside of Ballymena Town Centre and 1 mile from Broughshane. The property enjoys excellent transport connectivity, lying close to the M2 motorway which provides direct links to Belfast and west of the province.

The surrounding area is predominantly industrial and agricultural farmland, with a high density of residential going into Ballymena Town Centre (approx. 2 miles). Neighboring occupiers within the industrial estate include Raceview Karting, CP Hire, Doherty & Gray, ASF Engineering, MEF (NI) Mechanical & Electrical Fixings and K & G McAtamney. Other amenities close by include sports facilities (Ballymena Golf Club, Ballymena Rugby Club and Ballymena Showgrounds). The main retail center in Ballymena, Fairhill Shopping Centre, is accessible within a 6-minute drive and educational provision is strong, with St Patrick's College and Northern Regional College located nearby (approx. 2.5 miles).



## DESCRIPTION

The property comprises two industrial buildings extending to approximately **4,381.78 sq. m (47,165 sq. ft)** situated on a site of **c. 4.3 acres**. Both buildings are of modern steel portal frame construction with a pitch roof. The units are connected via a covered loading area which benefits from LED lighting. Both buildings benefit from an eaves height of approximately 6.3m and an apex height of approximately 8.49m. There is currently ancillary modular office accommodation situated adjacent to Building 1. The site benefits from a 50 ton Avery Weighbridge.

**Building 1** totals approximately 2,387.93 sq. m (25,703 sq. ft) and comprises 5no. interconnected bays, each ranging from 4,453-5,443 sq. ft with both pedestrian access and an electric roller shutter door with a height of 3.5m. Bay 1 totals approximately 5,443 sq. ft and includes a loading platform of 745 sq. ft with access to the unit via both a dock leveller and electric roller shutter door.

**Building 2** totals approximately 1,993.85 sq. m (21,462 sq. ft) and comprises 2no. separate bays utilised for chilled storage via an oil-fired refrigerated blower situated in Bay 2. Each bay can be accessed via pedestrian door or electric roller shutter door. Bay 1 benefits from an electric roller shutter door with a height clearance of approximately 6m.

## PLANT AND MACHINERY

*For anyone also interested in acquiring the Plant and Machinery and Intellectual Property of the previous occupant, please contact James Armstrong Auctions - [Click Here](#).*

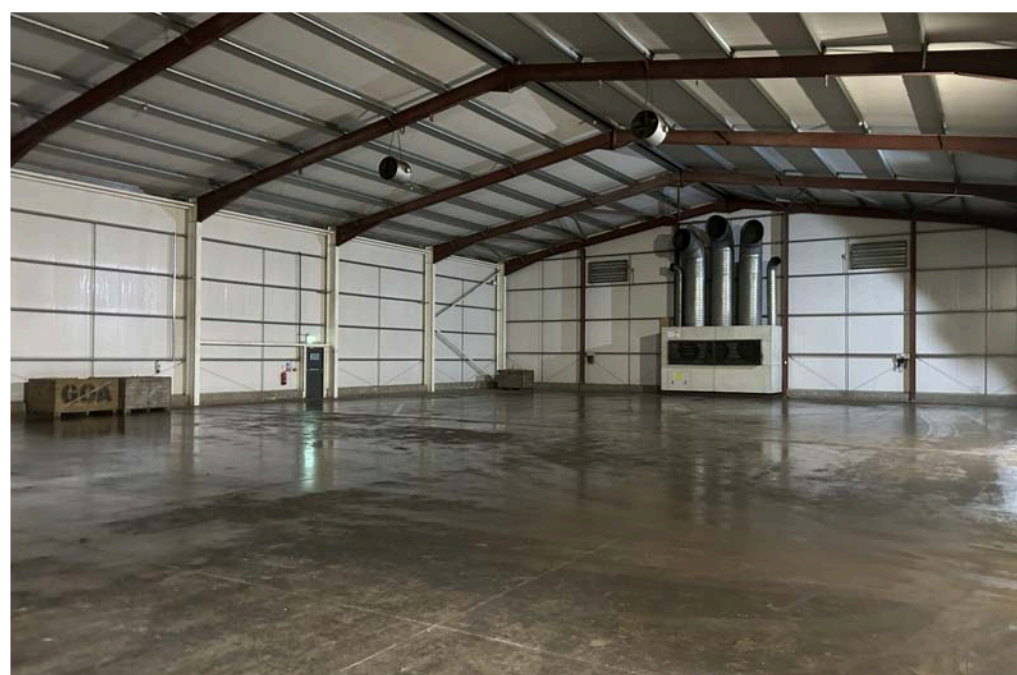
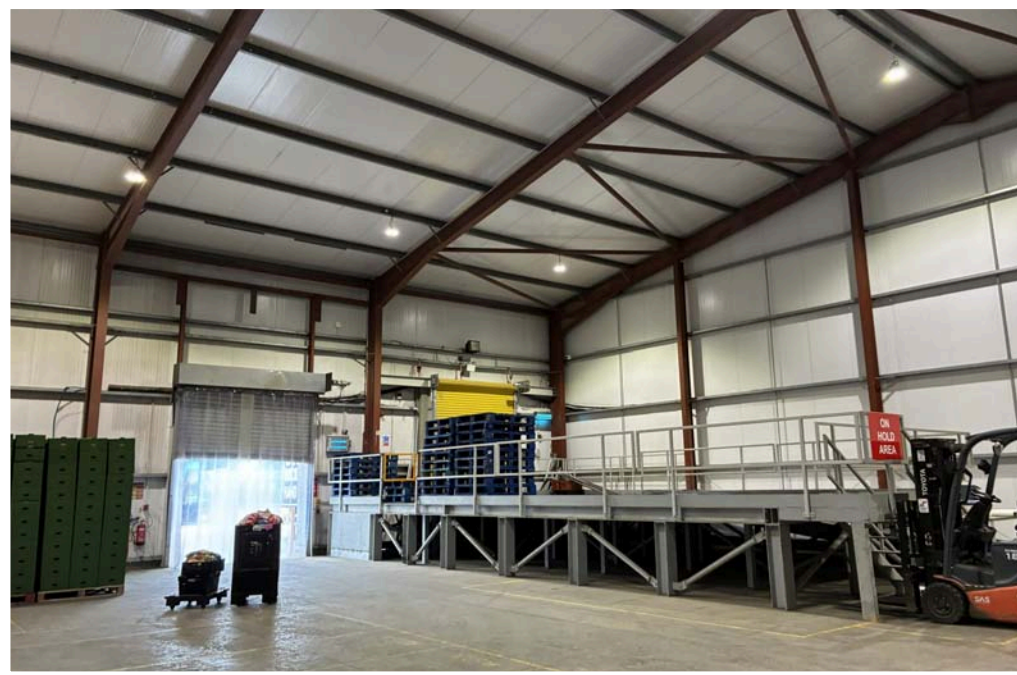
## SCHEDULE OF ACCOMMODATION

| Building   | Bay No.            | Sq. M.   | Sq. Ft. |
|------------|--------------------|----------|---------|
| Building 1 | Bay 1              | 505.68   | 5,443   |
|            | Bay 2              | 484.00   | 5,210   |
|            | Bay 3              | 501.29   | 5,396   |
|            | Bay 4              | 483.23   | 5,201   |
|            | Bay 5              | 413.73   | 4,453   |
|            | Total - Building 1 | 2,387.93 | 25,703  |
| Building 2 | Bay 1              | 990.58   | 10,663  |
|            | Bay 2              | 1,003.00 | 10,793  |
|            | Total - Building 2 | 1,993.85 | 21,462  |
| Total      |                    | 4,381.78 | 47,165  |

*All floor areas stated are approximate. Prospective purchasers must satisfy themselves with regards to the accuracy of same.*









# SITE

The site is regular in shape and extends to c. **4.3 acres**, benefitting from **c.92 metres** of frontage onto the Woodside Road Industrial Estate, with a maximum site depth of approximately **c.151.85 metres**.

The site is well secured by perimeter fencing and access is provided via electrically operated sliding security gates located at the southwest corner of the site. The site benefits from ample surface parking available adjacent to the gated perimeter fencing to the south of the site.

# PLANNING

We understand that the land is zoned as an 'Industrial Area' under the Ballymena Area Plan 1986-2001. We have identified three planning applications on the site as follows:-

- **LA02/2022/0248/F:** Storage and distribution building for the storage, packing and distribution of potatoes; &
- **G/2012/0107/F:** Erection of portal frame industrial building to be used as chill stores; &
- **G/2007/0054/F:** Construction of chill stores, office, staff room, fork lift store & formation of access to public road.







## For Further Information

### CONTACT

**Tom Donnan**

M 07442 495 827

T 028 9032 7954

E [tdonnan@lsh.ie](mailto:tdonnan@lsh.ie)

**Cerys Moore**

M 07889 946 381

T 028 9032 7954

E [cmoore@lsh.ie](mailto:cmoore@lsh.ie)

### RATEABLE VALUE

The total Net Annual Value (NAV) of the subject property as determined by Land & Property Services is to be reassessed.

### TITLE

The property is held by way of a 999-year title from Invest NI, subject to a nominal rent.

### OCCUPIER STATUS

The property is offered with vacant possession.

### VALUE ADDED TAX

We have been advised that HMRC are to confirm the VAT status in due course.

### ENERGY PERFORMANCE CERTIFICATE

We have been advised that the Energy Performance Certificate is to be reassessed.

### 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.

### ASKING PRICE

We are seeking offers in the region of **£2,650,000 (Two Million Six Hundred and Fifty Thousand Pounds)** for the subject property.

Subject to Contract and Exclusive of VAT © Lambert Smith Hampton September 2026 Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.

**Lambert  
Smith  
Hampton**

[www.lsh.ie](http://www.lsh.ie)