

McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900
www.mcconnellproperty.com

WAREHOUSE UNIT

TO LET
Warehouse Unit
c. 4,280 sq ft

Unit 10
Ormonde Avenue
Newtownabbey
BT36 5AT

Immediate availability

Substantial parking and marshalling area to the front of the unit

LOCATION
Ormonde Avenue is located just off the B90 Ballyhenry Road which provides easy access to the M2 at Sandyknowes Roundabout and to all parts of the province.

Newtownabbey town centre is easily accessible located within 0.4miles and Belfast City Centre can be accessed within 7.9 miles.

DESCRIPTION
The unit is located within a small industrial estate and is fully fitted to include concrete flooring, 3 phase electricity supply and sodium lighting. The external façade is a mixture of blockwork and insulated profile cladding with an insulated profile cladding roof. The unit benefits from a twin roller shutter door and benefits from an eaves height of 18ft.

ACCOMODATION

	Sq ft	Sq m
Warehouse Unit	4,280	397
Kitchen	36	3.34
Total	4,316	400.34

VIEWING
Strictly by appointment with McConnell Chartered Surveyors .
Contact: Shaun Wallace or Rebecca Scott
Tel: 028 90 205 900
Email: shaun.wallace@mcconnellproperty.com
rebecca.scott@mcconnellproperty.com
Website: www.mcconnellproperty.com

LOCATION MAP & EPC

Energy Performance Certificate
Non-Domestic Building
Northern Ireland

Unit 10 Ormonde Avenue Newtownabbey BT36 5AT
Certificate Reference Number: 0750-0937-8459-9400-5092

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website www.epc.dti.gov.uk.

Energy Performance Asset Rating

More energy efficient

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

Less energy efficient

Technical Information

Main heating fuel	Other heating electricity	Heating system to this unit
Building environment	Heating and Natural Ventilation	410
Total useful floor area (m²)	3	3
Building compliance (MCO level)	3	3
Building emission rate (kgCO ₂ /m²)	30.29	30.29

Comments
Rating similar to this unit
If newly built
If typical of the existing stock

Submit To Our Newsletter

If you have any comments on what you'd like to see in the next edition of the Newsletter, please e-mail us at cheryl@ashcrofttrailer.co.uk. We welcome your feedback and suggestions!

CONTACT US:

At Ashcroft Trailers we're always happy to discuss your requirements and help you choose the right trailers and services at the right price. To discuss your requirements call or email us now.

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Newsletter Issue 22

Autumn 2015

COMPANY NEWS

New Overalls For Our Workshop Staff

Our new overalls have been a success – thank you for all your lovely comments on facebook.

Lightning Strikes Twice

Earlier this year we had cause to spread the happy news that a skeletal trailer stolen 12 months previously whilst on hire to customers in County Antrim, had been recovered, unfortunately without the shipping container it disappeared with. Regrettably lightning has struck twice and road haulage drivers are, once again, being asked to help.

The photograph shows two views of a distinctive step frame trailer belonging to us which has this time disappeared from the Battersea area of South London.

£1000 Cash Reward
for information leading to safe return of our trailer

For The Attention Of All Drivers

Please be aware that leaving trailers on the lane and the bend at the top of the lane at Ashcroft Trailers is dangerous to other users of the yard.

Where possible, trailers being returned out of hours should be pre-arranged to reduce the risk of an incident with other users of the laneway.

Thank you for your help in this instance.

Target The Right Audience With Ashcroft Trailer Hire

We are selling advertising space in our newsletter

Each month we reach 6,000 local individuals who work in the transport industry. For more information about advertising with us, please email us at cheryl@ashcrofttrailer.co.uk

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Ashcroft Trailer Hire



Our New Fitter Robert Gets First Forklift Training

Our new fitter, Robert Hill, has successfully completed his Certificate of Training for a counterbalance lift truck courtesy of Henderson.

Robert undertook the 3 day course under the expert guidance of one of Henderson's team of highly experienced instructors. The course included written theory tests, pre-use inspections and practical driving examinations.

If you are interested in business need development and compliance training contact Garry Cairns
E: academy@henderson-group.com or **T:** 028 90 343334

Apprentice William's On Track For Top Career

Congratulations to our apprentice William Sloan on successfully completing his Apprenticeship Programme Level 3 fabrication and Welding with the Northern Regional College in Newtownabbey (NRC).

In order to further his career within Ashcroft Trailers we have enrolled him on to Heavy vehicle maintenance diploma for a further 2 years with the NRC.

For further information, contact: Sean McAleese, Training Manager
T: 028 2566 4288 **M:** 075544118467 **E:** sean.mcaleese@nrc.ac.uk

Workshop Jobs Completed On Customers Vehicles

New Pin Reproduced

The picture below (one old one new) shows one of the two new pins we reproduced for a hydraulic suspension on a customer's low loader trailer



Car Trailer Chassis Built (IVA Approved)

Sometimes it's not all 45ft trailers we work with. We recently constructed a car trailer chassis (below).

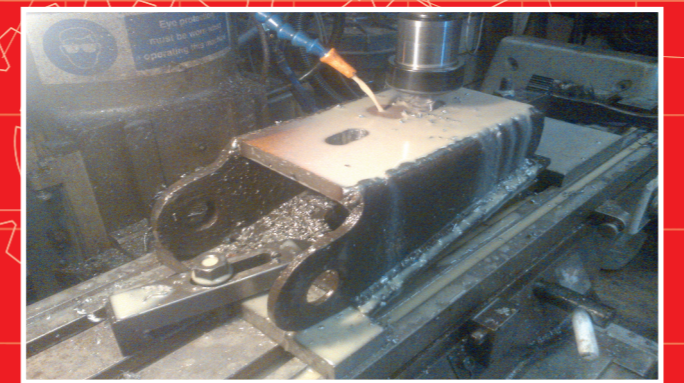


Trailer Customised For CPC Driver Training

This included the trailer being sign written and a load simulation system installed.



Machined a new suspension bracket for a double deck



INDUSTRY NEWS

Cost Of Spoiled Loads Due To The Migrant Crisis To Hit £1bn Per Annum


RHA Chief Executive Richard Burnett has highlighted the dramatic cost of spoiled loads due to the migrant crisis in Calais, estimated to be running at approximately £1 billion per annum.

Giving evidence to the Home Affairs Select Committee hearing on the migrant situation at Calais, Richard Burnett explained that illegal stowaways have been known to contaminate loads with human waste and in other cases had tampered with the loads as a means of making room in which to hide. As a result, companies were having to destroy complete shipments of goods.

Commenting, Mr Burnett said: "The owners of goods have to take the drastic action of scrapping loads as they cannot take the risk that they have been contaminated or damaged."

With something in the order of 10,000 loads moving every day across the Channel, even if only 1% are tampered with or soiled, at a loss rate of about £30,000 per trailer, this equates to about £3 Million a day equaling £1 Billion a year. That's a massive and unacceptable cost to our economy and many hauliers are having to absorb large parts of that cost. On top of that are the other enormous costs of vehicles unable to work as a result of being caught for days on end in Kent's Operation stack and penalty payments for lack of delivery. In addition, the stress caused to drivers is incalculable."





Driver and Vehicle Licensing Agency

Keep this safe


Counterpart Driving Licence

Important Document - The photocard and paper counterpart should be kept together. Both must be produced when required.


G 0763082

Changes to the Paper Counterpart Licence

Following on from the abolition of the paper counterpart licence in June 2015, the DVLA has responded to industry feedback and extended the lifespan of the generated check code from 72 hours to 21 days.



113000



Driver number

Issue number