

TO LET

WAREHOUSE/STORAGE UNIT

123E FRONT ROAD, DRUMBO, BT27 5JY

Campbell
Commercial

028 9024 9024



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LOCATION

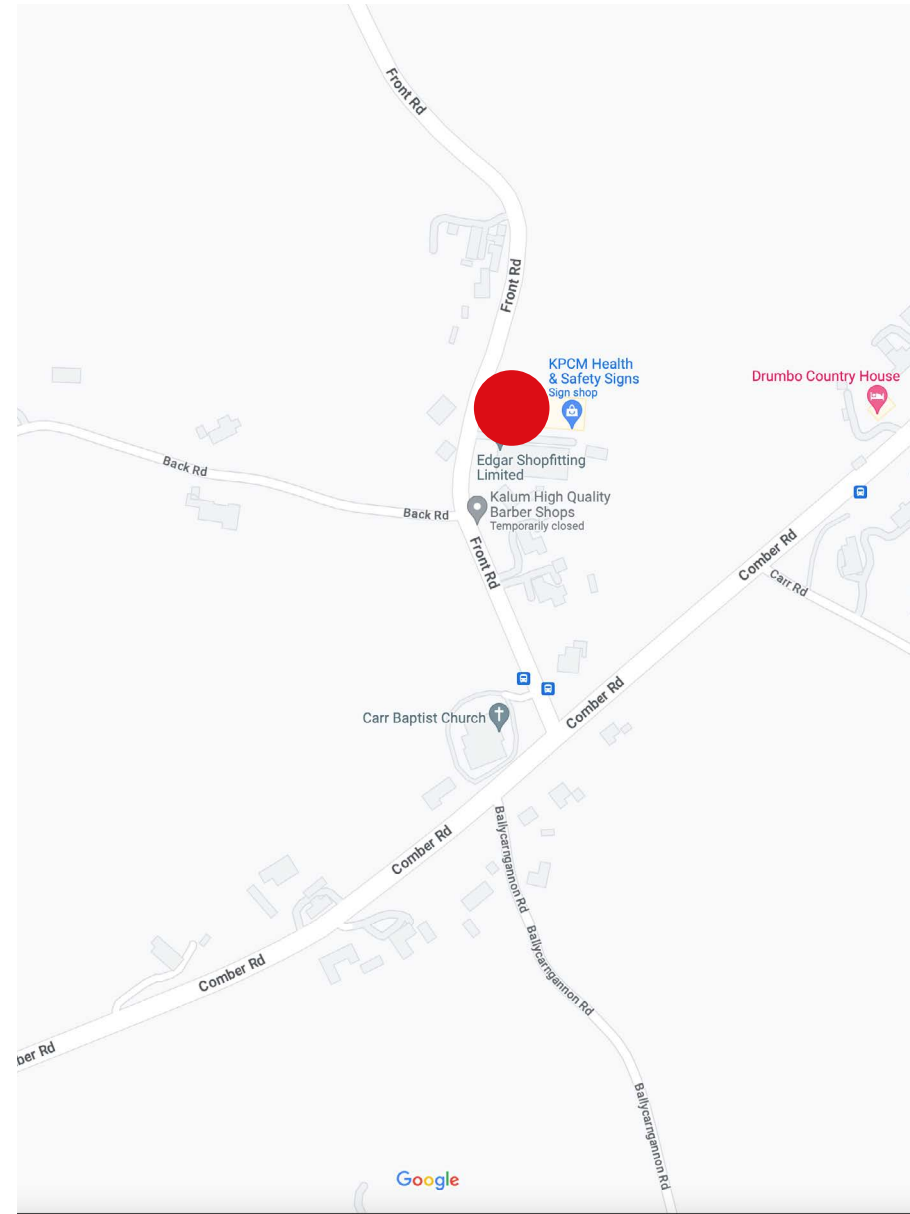
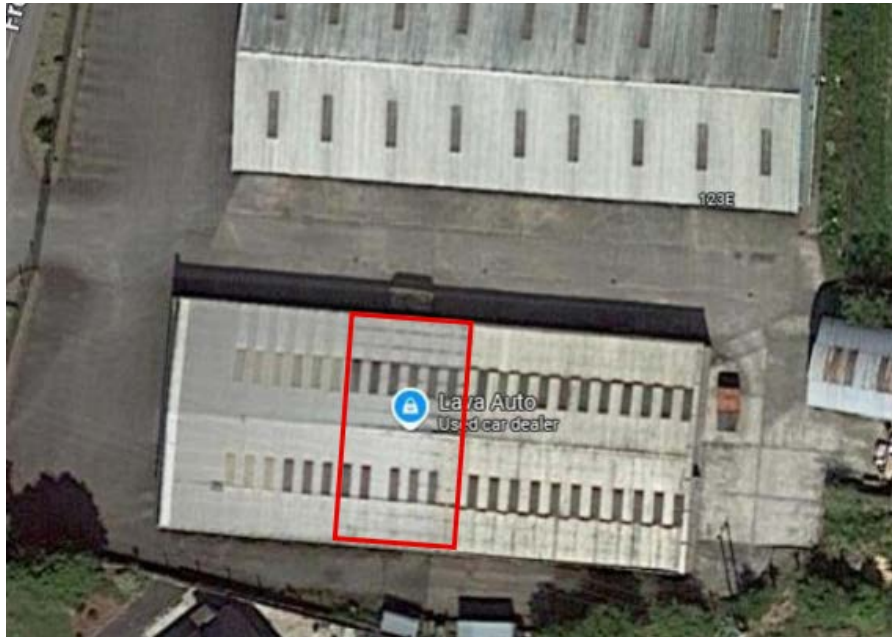
Drumbo is a small village on the outskirts of Belfast, approximately 6 miles south of Belfast City Centre and 3 miles east of Lisburn. Front Road is located between Lisburn and Carryduff, where the property is situated close to the junction with Comber Road.

DESCRIPTION

The unit forms part of a larger secure warehouse complex, which benefits from ample onsite parking and marshalling areas.

The property comprises a warehouse made of steel portal frame construction, concrete brick walls and smooth concrete floors with an eave's height of approximately 14 ft 9 inches.

Access is provided via an electrically operated roller shutter door.



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ACCOMMODATION

The following approximate areas have been calculated as:

Description	Sq Ft	Sq M
123E Front Road	2,307	214.32

LEASE DETAILS

Rent: £12,000 per annum exclusive.
Term: Negotiable.
Insurance: Tenant to reimburse the landlord for a fair proportion of the annual insurance premium.
Service Charge: Tenant is responsible for a fair proportion of the overall common costs of the estate.

NAV

To be assessed.

VAT

Prices, outgoings and rent do not include VAT which may be chargeable.





For viewing appointments please contact:

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EPC

Awaiting EPC

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