

**TO LET**

**WAREHOUSE/STORAGE UNIT**

123F FRONT ROAD, DRUMBO, BT27 5JY

**Campbell**  
Commercial

**028 9024 9024**



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## LOCATION

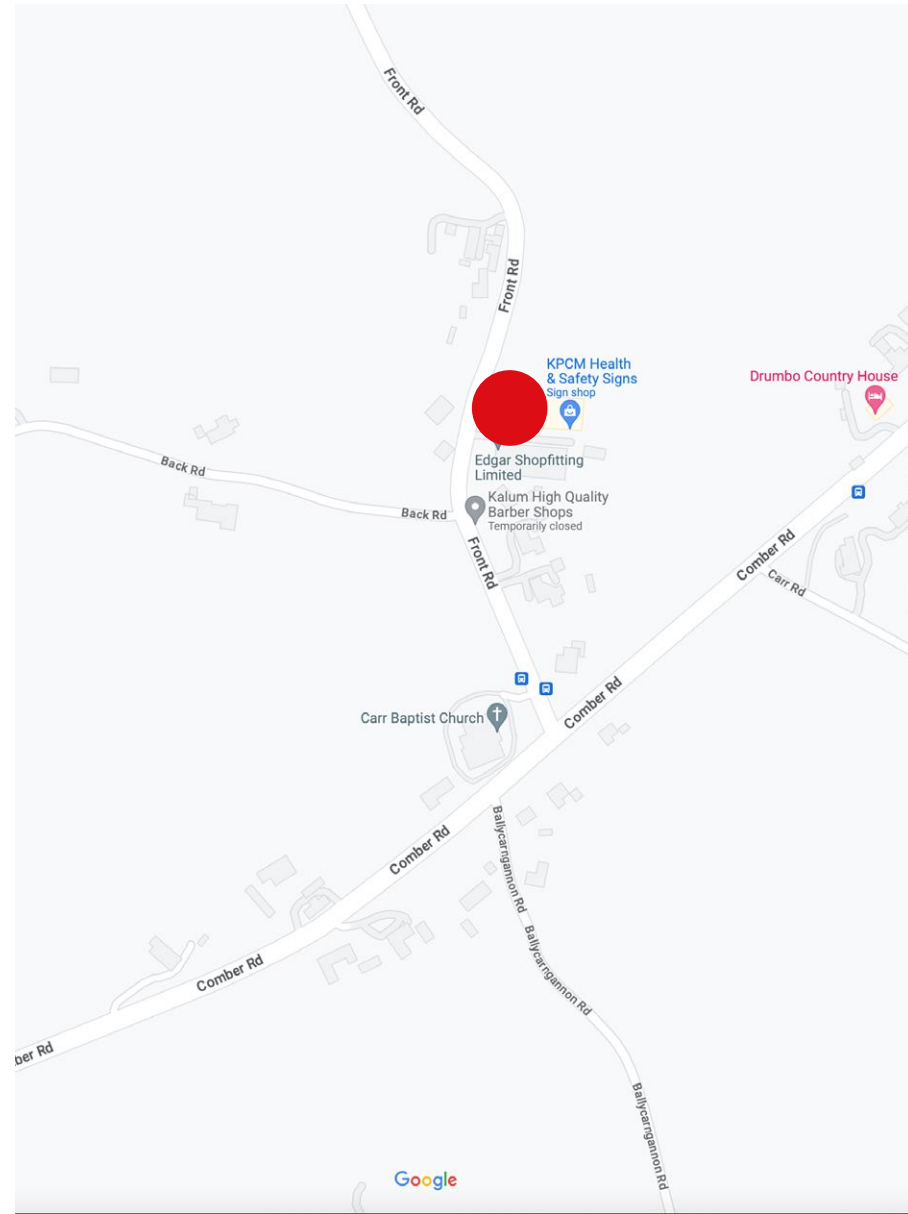
Drumbo is a small village on the outskirts of Belfast, approximately 6 miles south of Belfast City Centre and 3 miles east of Lisburn. Front Road is located between Lisburn and Carryduff, where the property is situated close to the junction with Comber Road.

## 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: £13,750 per annum.
- 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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