

TO LET

GROUND FLOOR OFFICE ACCOMMODATION

44-46 CITY BUSINESS PARK, DUNMURRY, BT17 9GX

Campbell
Commercial

028 9024 9024



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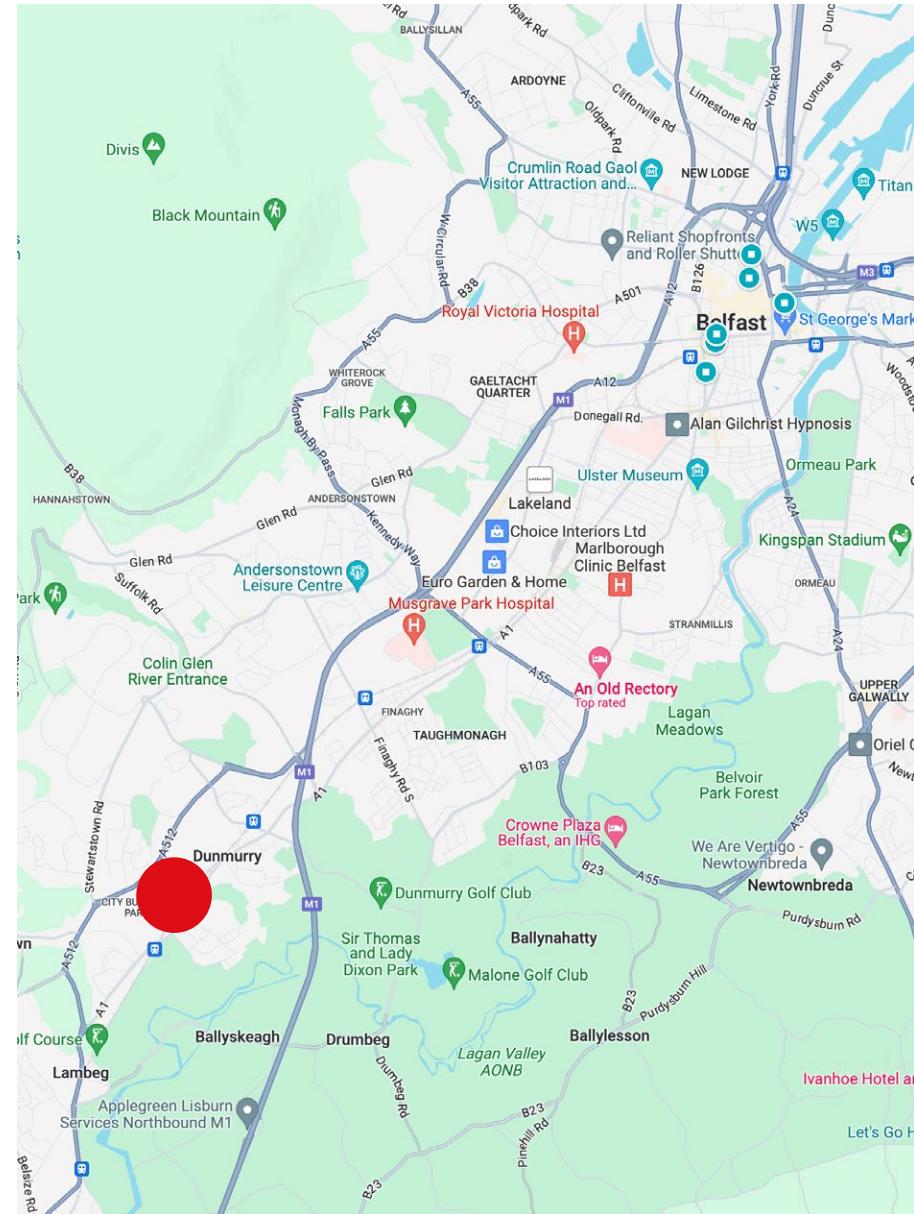


LOCATION

City Business Park is a well-established commercial development located in Dunmurry, approximately 5 miles south of Belfast City Centre and 3 miles north of Lisburn. The park benefits from excellent road connectivity, with convenient access to the M1 motorway network (Junction 3), and is well served by local bus routes and Dunmurry railway station. The surrounding area is home to a range of established commercial and industrial occupiers, making it a popular and accessible business location.

DESCRIPTION

A compact ground-floor office suite comprising three separate rooms, suitable for private offices, meeting space, or flexible workspace. The premises also include a W/C and a small kitchen area, providing convenient facilities for staff. Ideal for small businesses, consultants, or administrative use, the layout offers a practical and functional working environment. The office accommodation comes with private parking spaces.



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ACCOMMODATION

The following approximate areas have been calculated:

Description	Sq Ft	Sq M
Gross Internal	784	72.83
Net Internal		
Reception	130	12.08
Kitchen	59	5.48
Office 1	191	17.74
Office 2	124	11.52
Store	75	6.97
WC	--	
Total	579	53.79

LEASE DETAILS

Rent: £9,500 per annum exclusive
Term: Negotiable
Repairs: Tenant is responsible for the repair of the demise
Insurance: Tenant to pay a fair proportion of the buildings insurance

NAV

Not yet assessed. Estimates available on request

VAT

Prices outgoing and rentals do not include VAT which may be chargeable.

VIEWING

Strictly by appointment through Campbell Commercial (Tel: 028 9024 9024).





For viewing appointments please contact:

Ronan Campbell

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07803 722898

Adam Eakin

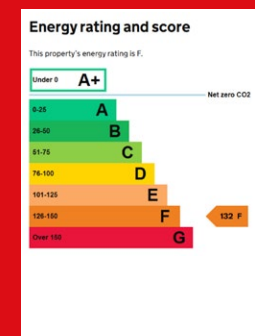
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EPC



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