

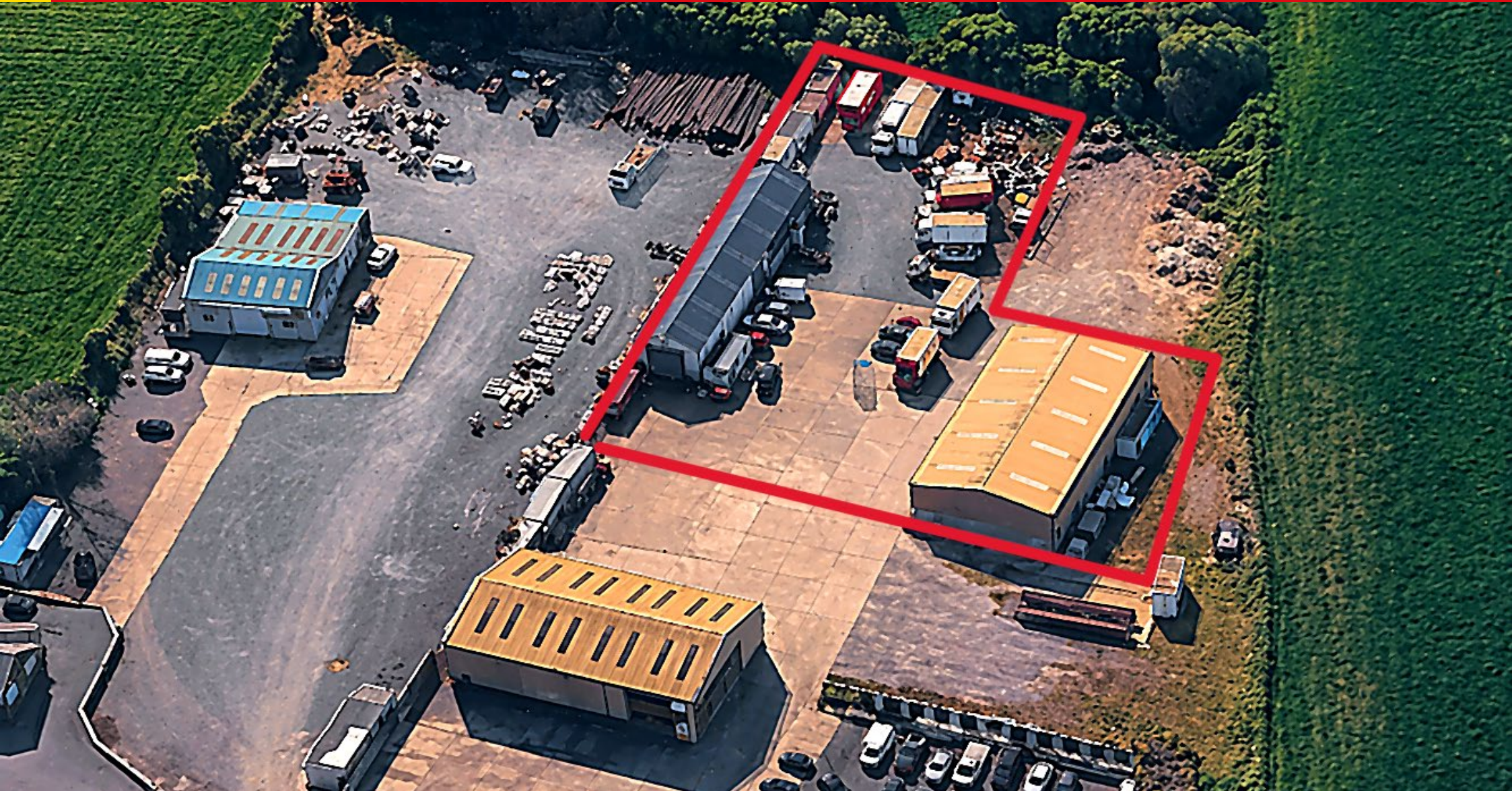
TO LET

WAREHOUSE UNITS ON A 1 ACRE SITE

354 COMBER ROAD, CARRYDUFF, LISBURN, BT27 6YE



028 9024 9024



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LOCATION

The property is located along the Comber Road approximately 2 miles from Carryduff, 7 miles south of Belfast City Centre and 5 miles east of Lisburn and the M1 Motorway.

DESCRIPTION

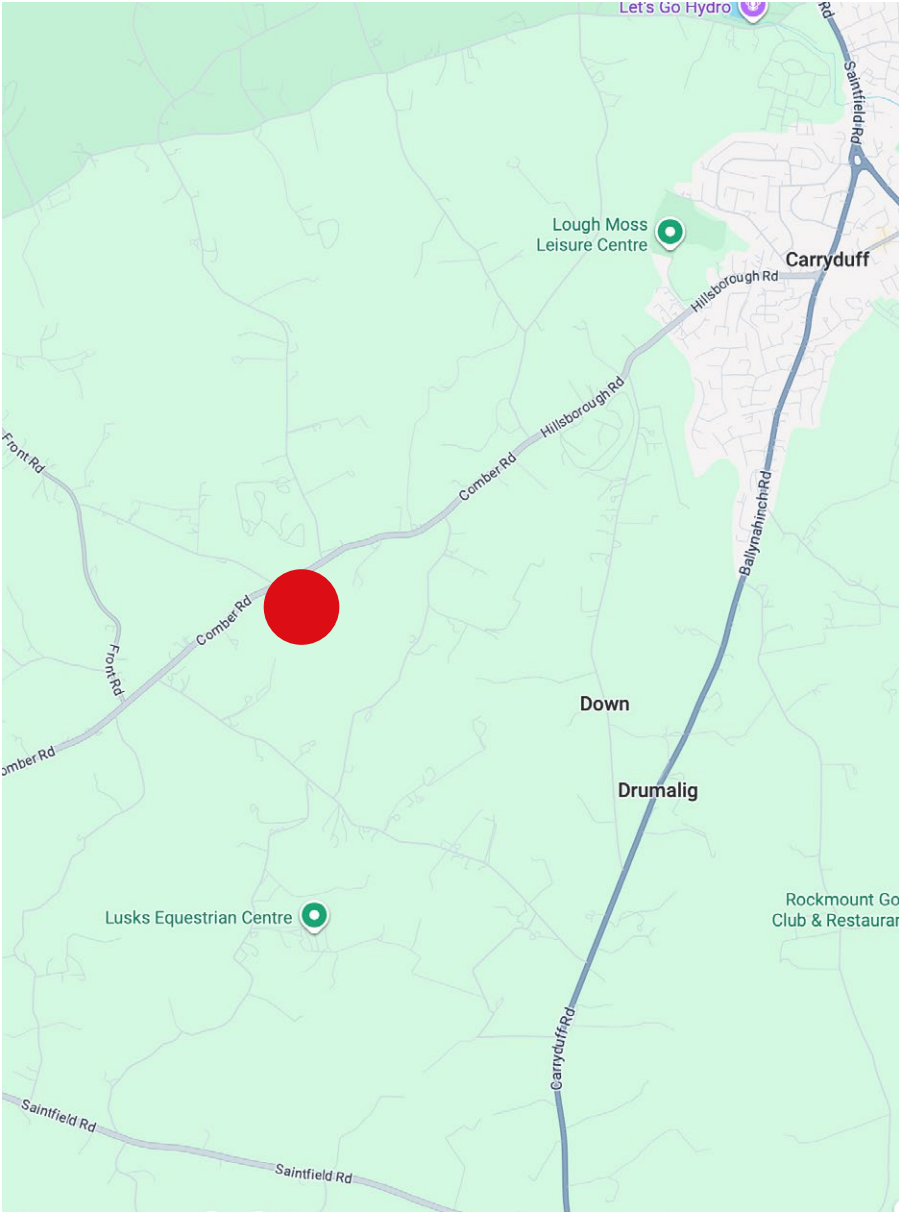
The property comprises 2no warehouse units on a site of approximately 1 acre which is largely concrete surfaced, with the remainder in hardstanding.

Unit 1 (Former Truck Rentals)

This unit comprises a steel framed warehouse/workshop unit with block/clad walls to an eaves height of approx. 15'2", concrete floors, 3no roller shutters, and lighting.

Unit 2

This comprises a modern, steel portal framed warehouse unit, with block/clad walls to eaves, with smooth concrete floor, lighting and 2no electrically operated roller shutter doors.



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ACCOMMODATION

The following approximate areas have been calculated as:

Description	Sq Ft	Sq M
Unit 1	4,314	400.77
Unit 2	4,809	446.76
Total	9,123	847.53

Site: 1 acre 0.404ha

LEASE DETAILS

Rent: £55,000 per annum exclusive
 Term: Negotiable
 Repairs: Tenant responsible for internal and external repair
 Insurance: Tenant to reimburse the landlord with the cost of buildings insurance

NAV

Rates to be separately 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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