

**TO LET**

**WAREHOUSE/OFFICES/STORAGE**

123 AND 123F FRONT ROAD, DRUMBO, BT27 5JY

**Campbell**  
Commercial

**028 9024 9024**



## TO LET WAREHOUSE/OFFICES/STORAGE

123 AND 123F FRONT ROAD, DRUMBO, BT27 5JY

### LOCATION

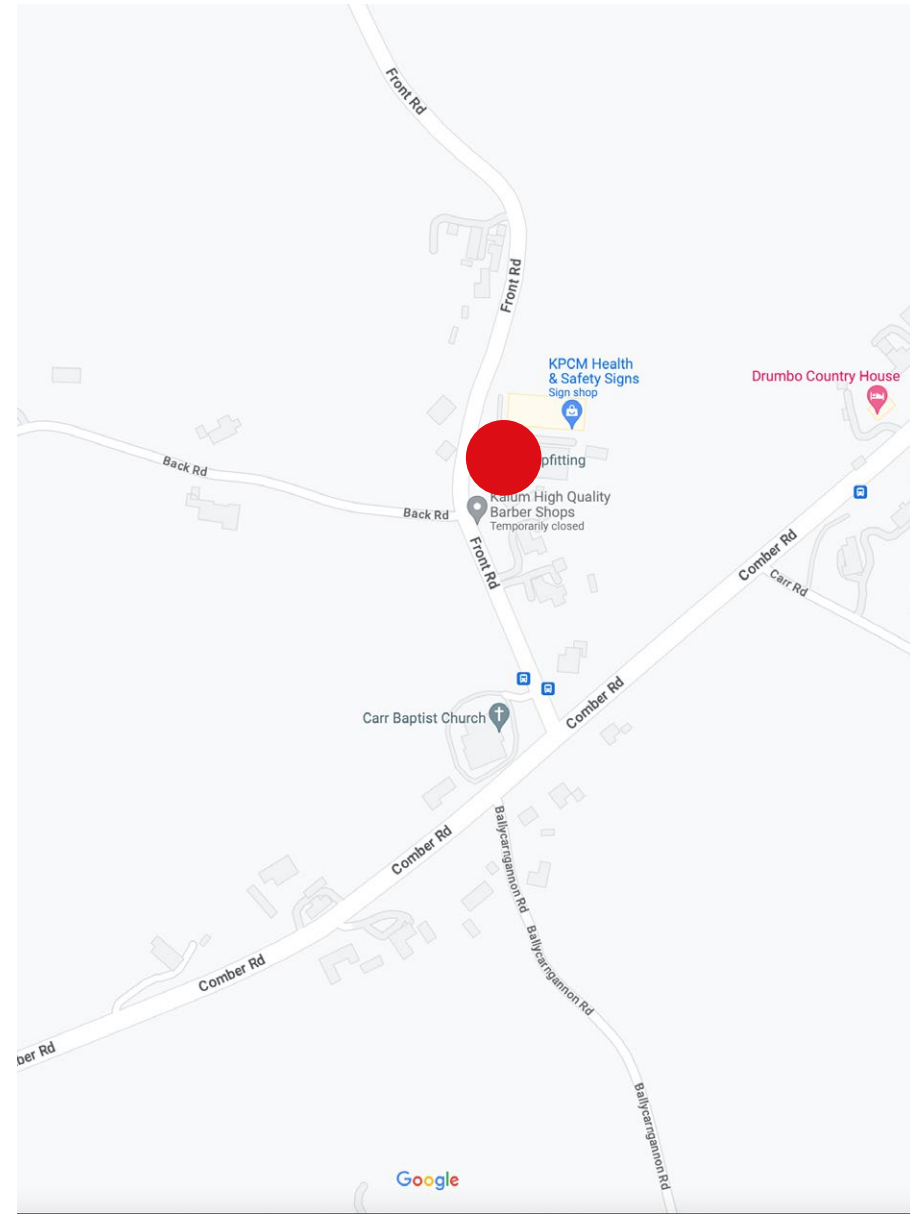
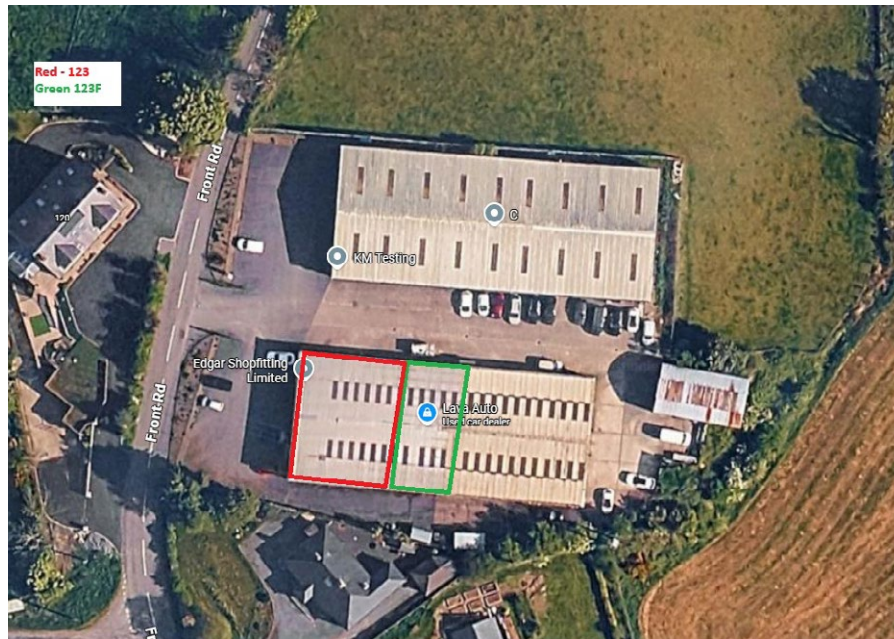
Drumbo is a small village on the outskirts of Belfast, approximately 6 miles south of Belfast City Centre and 3 miles east of Lisburn. Front Road is located between Lisburn and Carryduff where the properties are situated close to the junction with Comber Road.

### DESCRIPTION

The two units we have available form a large part of the secure warehouse complex, which benefits from ample onsite parking and marshalling areas.

The properties are set out to include offices, warehousing and storage accommodations. The warehouses are made of steel portal frame construction, concrete brick walls and smooth concrete floors. Within the warehouse the highest eaves height of approximately 14ft 9 inches.

Accesses are provided via electrically operated roller shutters.



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### ACCOMMODATION

The following approximate areas have been calculated as:

| Description     | Sq M          | Sq Ft        |
|-----------------|---------------|--------------|
| 123 Front Road  | 473.35        | 5,095        |
| 123F Front Road | 214.3         | 2,306        |
| <b>Total</b>    | <b>687.65</b> | <b>7,401</b> |

### LEASE DETAILS

#### 123 Front Road

Rent: £27,500 per annum  
 Term: Negotiable  
 Insurance: Tenant to reimburse landlord with a fair proportion of the annual insurance premium  
 Service Charge: Tenant to contribute to a fair proportion of the overall service charge

#### 123F Front Road

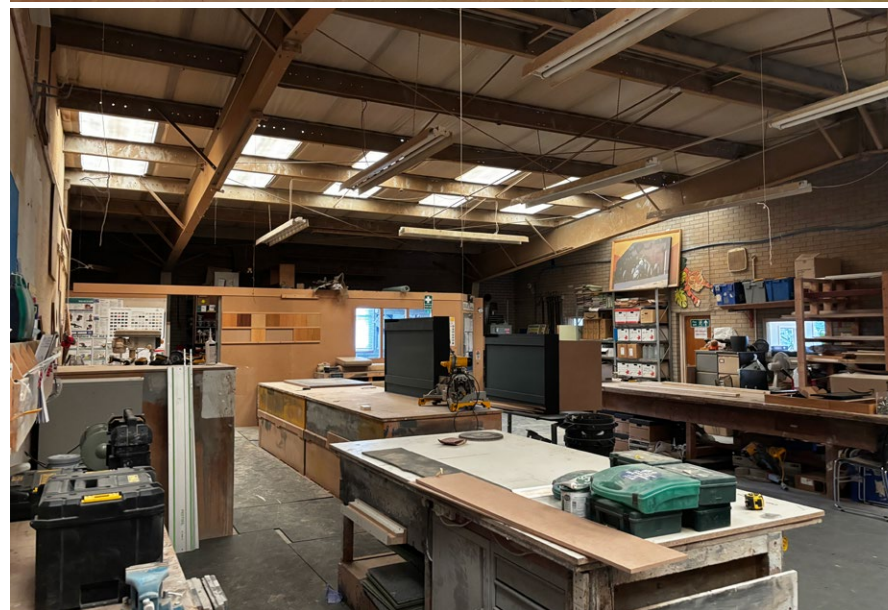
Rent: £13,750 per annum  
 Term: Negotiable  
 Insurance: Tenant to reimburse landlord with a fair proportion of the annual insurance premium  
 Service Charge: Tenant to contribute to a fair proportion of the overall service charge

### 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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