

TO LET

EXCELLENT WAREHOUSE AND OFFICES

123C FRONT ROAD, DRUMBO BT25 5JY

Campbell
Commercial

028 9024 9024



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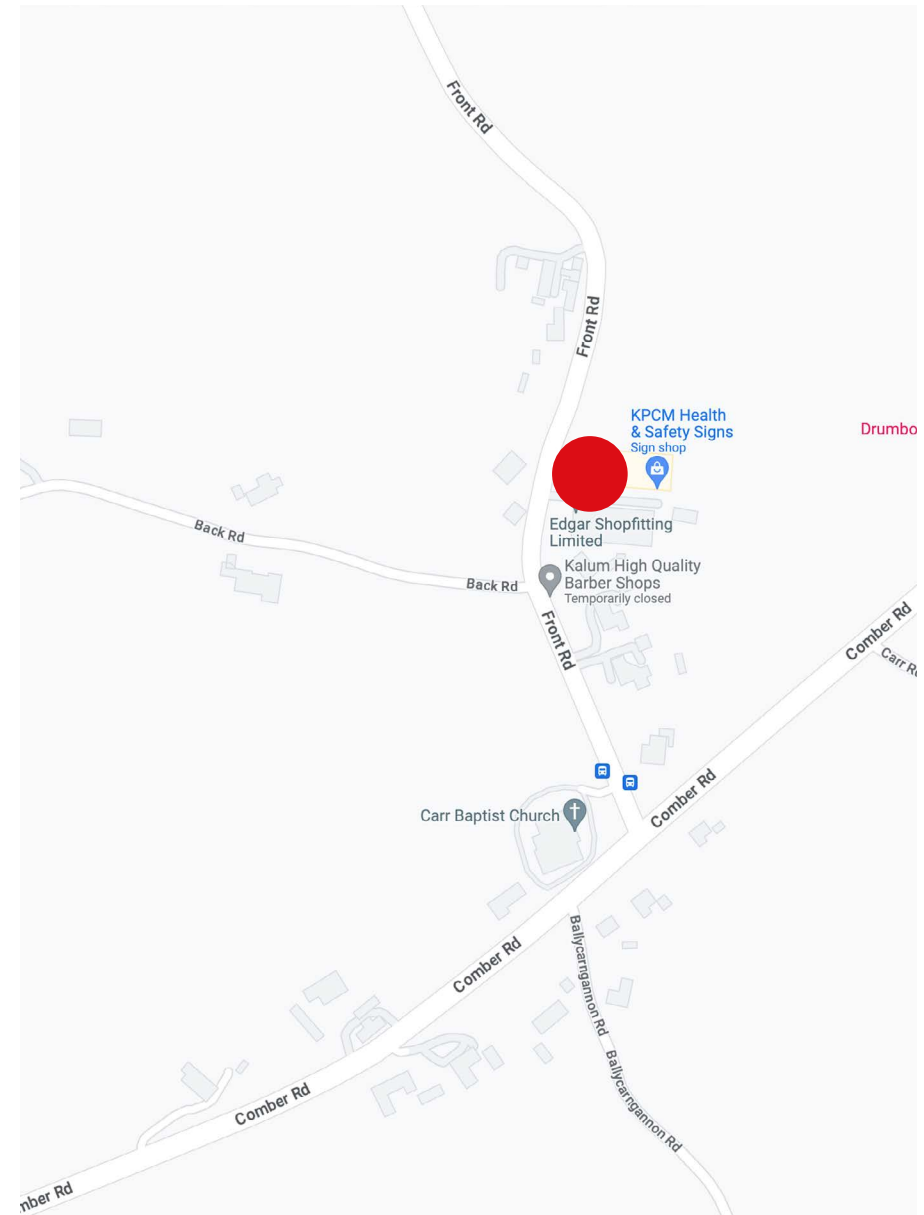
LOCATION

Drumbo is a small village on the outskirts of Belfast. It is approximately 6 miles south of Belfast City Centre and 3 miles east of Lisburn.

Front Road is located between Lisburn and Carryduff with great access to the road networks of the M1 Motorway and Lisburn.

DESCRIPTION

- Located within a secure development
- Steel Portal Frame warehouse with roller shutter access
- 5 fully fitted offices, with Kitchen & WC's
- Oil fired heating
- Parking for approx. 15 cars



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ACCOMMODATION

	Sq Ft	Sq M
Gross Internal Area	5,151	478.6

LEASE DETAILS

Rent: £29,500 per annum exclusive
 Term : Negotiable
 Insurance: Tenant to reimburse landlord for a fair proportion of the annual insurance premium
 Service Charge: Tenant is responsible for a fair proportion of the overall service charge costs.

NAV

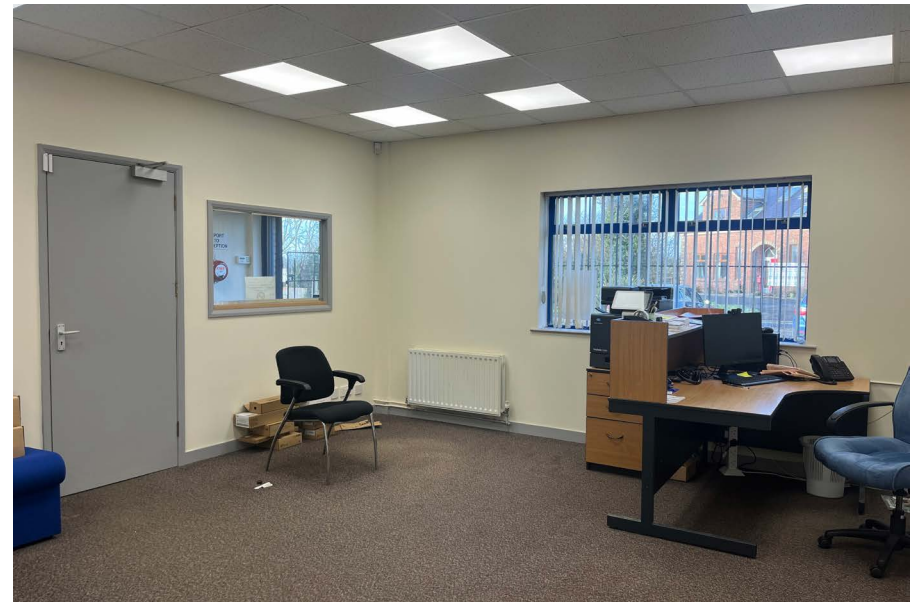
We have been advised by Land and Property Services that the NAV of the 123c is £18,200 therefore rates payable are approximately £10,304 per annum.

VAT

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

VIEWING

Strictly by appointment through Campbell Cairns (Tel: 028 9024 9024)





For viewing appointments please contact:

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Campbell Commercial

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EPC

Awaiting EPC

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Customer Due Diligence - As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukSI/2017/692/made> Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Campbell Commercial. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.