



For Sale Warehouse & Office Building
Unit 22 Windmill Business Park, Saintfield, BT24 7DX



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Summary

- Warehouse & office premises situated within Windmill Business Park, Saintfield.
- Comprises ground floor storage and well fitted 1st floor offices extending to c. 1,550 sq ft
- Electric roller shutter access, air-conditioning and aluminium framed double glazed windows & doors.
- Suitable for a range of commercial uses, subject to any statutory planning consents.

Location

Located within the well-established Windmill Business Park in Saintfield, County Down, this modern warehouse unit presents as an excellent commercial opportunity, positioned in a strategic location.

Windmill Business Park is situated just off the main A7 Belfast to Downpatrick Road, providing easy access to Belfast (approx. 13 miles), Lisburn, and other key transport links, including the M1 and A1 corridors.

Neighbouring occupiers include, Donite Plastics, Fluid AV, Right Revenue, SRS Dental and Saintfield Home & Garden.



Not To Scale. For indicative purposes only.



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Description

The property comprises a modern warehouse unit of steel portal frame construction with infill block elevations, insulated metal clad roof with translucent panels, concrete flooring at ground and 1st floor levels, aluminium framed double-glazed windows and electric roller shutter doors on the entrance and warehouse doors.

Internally the ground floor comprises an open plan storage unit, with toilet and shower and a disabled toilet. The first floor comprises a large open plan office, boardroom/private office and a small kitchen area. The space is finished to an excellent standard and ready for immediate occupation, with an abundance of natural lighting, carpeted flooring, air-conditioning, three phase power supply and perimeter trunking.

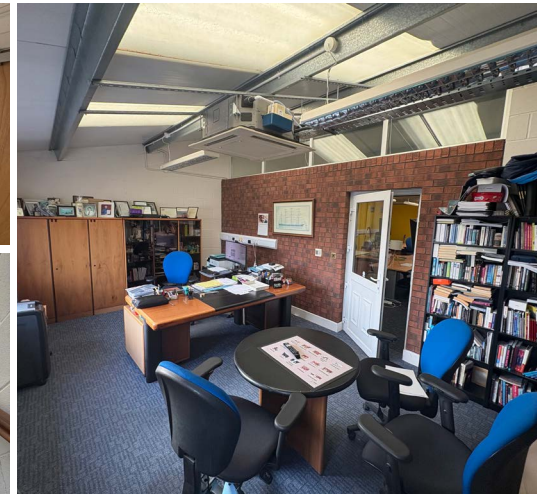
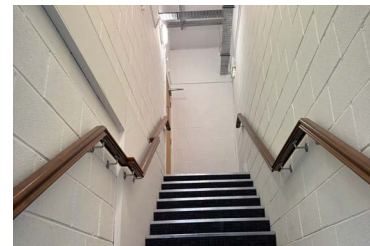
Externally the business park provides for adequate car parking space and a gated entrance from Windmill Road.

The warehouse can be easily modified to suit an occupier's requirements, with the existing layout being re-configured to suit.

Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Floor	Description	Sq. M	Sq. Ft
Ground	Warehouse	69	743
	Disabled WC		
	WC & Shower		
First	Open Plan Office	45.74	492
	Private Office/Boardroom	24.65	265
	Kitchen	4.70	50
Total Approximate Net Internal Area:		144.09	1,550



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Price

Inviting offers in the region of £149,000 + VAT.

Rates

NAV: £4,800

Non-Domestic Rate in £ (25/26): 0.587437

Rates Payable: £2,819.70 per annum

This property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. The rates payable would therefore be £2,255.76. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Service Charge

A service charge is payable in connection with the upkeep, maintenance and repair of the business park of which the subject premises form's part. Service charge is estimated to be in the region of £1,400 per annum.

Title

The property is held by way of a long lease for a period of 900 years from 2007. Ground rent payable of £150 per annum.

VAT

The property is opted for tax, therefore VAT (20%) will be payable on top of the purchase price.

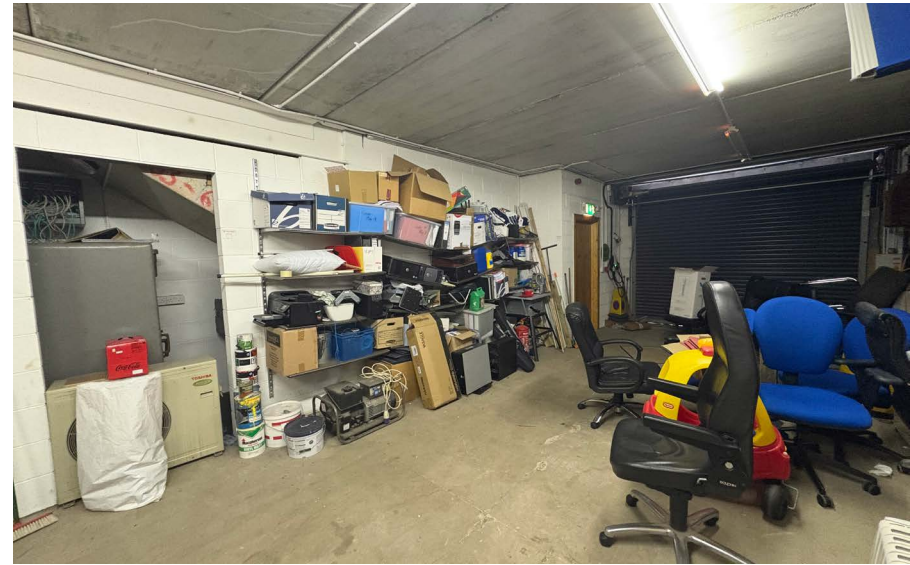
Viewing

Strictly by appointment with the sole selling agents:

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