

FOR SALE

Unit 4, Carrowreagh Business Park, Dundonald BT16 1QQ

FULLY LET INVESTMENT OPPORTUNITY PRODUCING £16,800 PER ANNUM EXCLUSIVE

Lisney

COMMERCIAL REAL ESTATE



OUTLINE FOR INDICATIVE PURPOSES ONLY

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FEATURES

Well located commercial unit providing warehouse accommodation with ancillary office space

Fully let on FRI terms to Sepha Limited

Extending to approximately 2,762 sqft

4 car parking spaces

Inviting offers around £200,000 exclusive

LOCATION

Carrowreagh Business Park is an attractive development of business units, located off Carrowreagh Road, which is accessed directly via the Upper Newtownards Road dual carriageway in Dundonald.

The subject property offers convenient access to the greater Belfast area, North Down and the motorway network via Knock dual carriageway, as well as the ports of Belfast and Larne. Belfast International and City Airports are also easily accessible.

DESCRIPTION

The subject property is a modern mid-terrace commercial unit comprising warehouse space with ancillary offices at ground and first floor level.

The warehouse benefits from 6m eaves, an electric roller shutter, GRP roof lights and concrete flooring. The offices, which include kitchen and WC facilities, have been fitted out to a good standard to include carpeted/laminate flooring, suspended ceilings, plastered/painted walls and gas fired central heating. Externally, there are 4 dedicated car parking spaces.



ACCOMMODATION

Description	sqm	sqft
Warehouse	133.59	1,438
Office: Ground Floor	61.50	662
Office: First Floor	61.50	662
Total	256.59	2,762

TITLE

The subject property is held on the basis of a long leasehold title of 900 years from 7 October 2004, subject to a nominal ground rent.

TENANCY SCHEDULE

Tenant	Rent PAX	Lease Start	Lease End	Break Option	Comments
Sepha Limited	£16,800	01/09/24	31/08/26	31/05/25 (rolling)	Sepha have been in occupation for approximately 5 years.

COVENANT INFORMATION

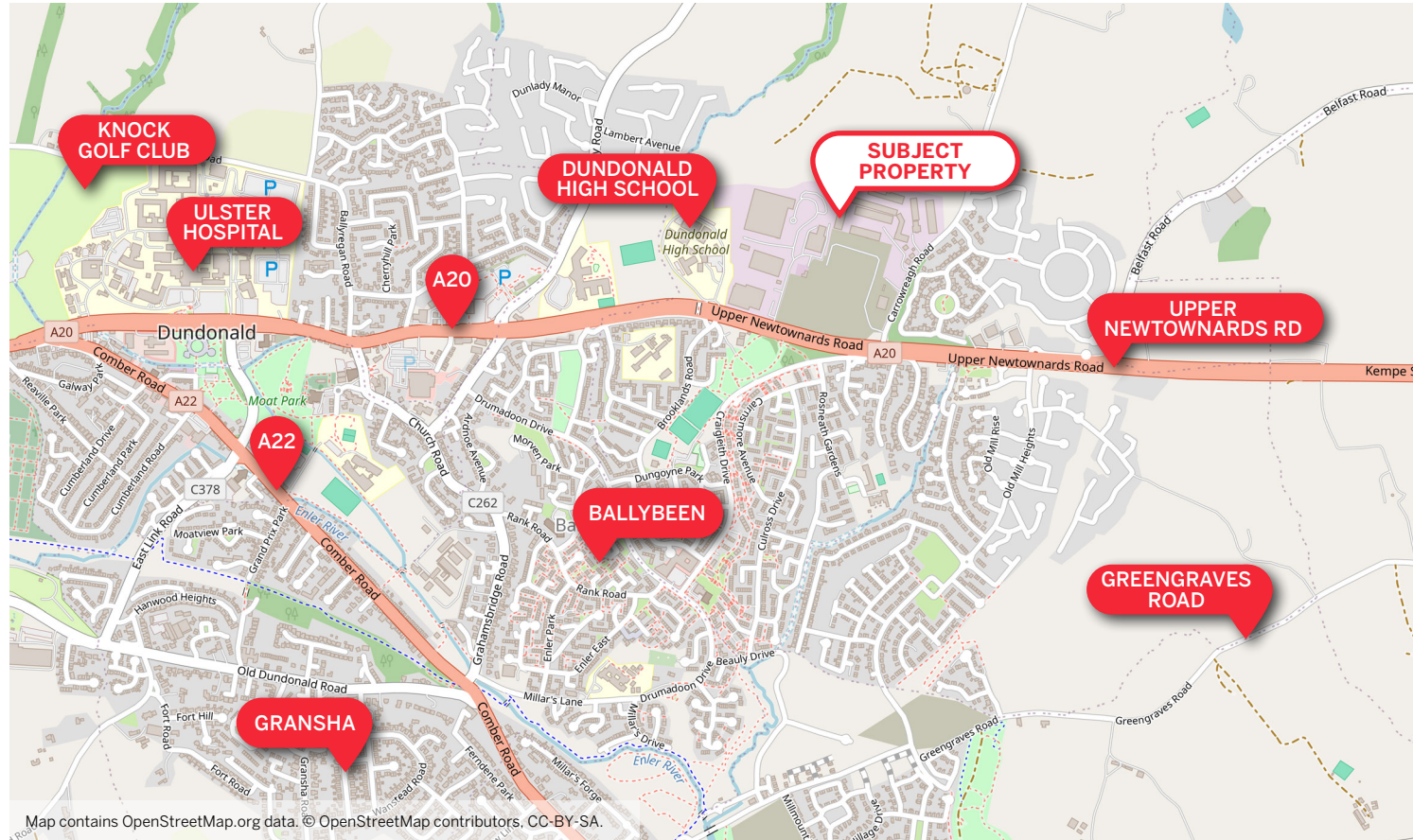
Sepha Limited specialise in laboratory scale packaging solutions and deblistering machines for the pharmaceutical and medical device industries. By joining the Tasi Group in 2013, Sepha became part of the single largest pharmaceutical test and inspection group worldwide (sepha.com). Sepha Limited has a Credit Safe rating of 74, indicating 'Very Low Risk'.

RATES PAYABLE

NAV:	£13,100
Rates Poundage 2024/25:	0.547184
Rates Payable:	£7,168.11



LOCATION



PRICE

Seeking offers in the region of £200,000, exclusive.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

STAMP DUTY

Stamp duty will be the liability of the purchaser.

EPC

The property has an Energy Efficiency rating of C72. The full certificate can be made available upon request.

SCORE	ENERGY RATING	RATING
<0	A+	Net zero CO ₂ emissions
0-25	A	
26-50	B	
51-75	C	72 C
76-100	D	
101-125	E	
126-150	F	
>150	G	

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 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>. 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 Lisney. 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.

REF 24247

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Viewing strictly by appointment with the sole selling agent Lisney

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