

UNIT 1

UNIT 2 - LET

UNIT 3

BALLYORAN LANE **TO LET - WAREHOUSE UNITS**

BALLYORAN LANE - DUNDONALD - BT16 1UH

TO LET INDUSTRIAL WAREHOUSE UNITS

BALLYORAN LANE - DUNDONALD - BT16 1UH

CBRE NI
PART OF THE AFFILIATE NETWORK



KEY BENEFITS

- Secure private site
- 24hr CCTV monitoring
- Units ranging from 11,324 sq ft – 36,075 sq ft
- On site parking
- Opportunity for Renewable energy

LOCATION

- The subject units are located on Ballyoran Lane which is situated on the Upper Newtownards Road, in Dundonald.
- The location provides an ease of access to Greater Belfast, approximately 6 miles from the City Centre and approximately 5 miles from Newtownards.
- The subject provides easy access to Belfast and Newtownards via the A20.

WEST LINK
19 MINUTES
7.6 MILE

BELFAST CITY AIRPORT
15 MINUTES
5.5 MILES

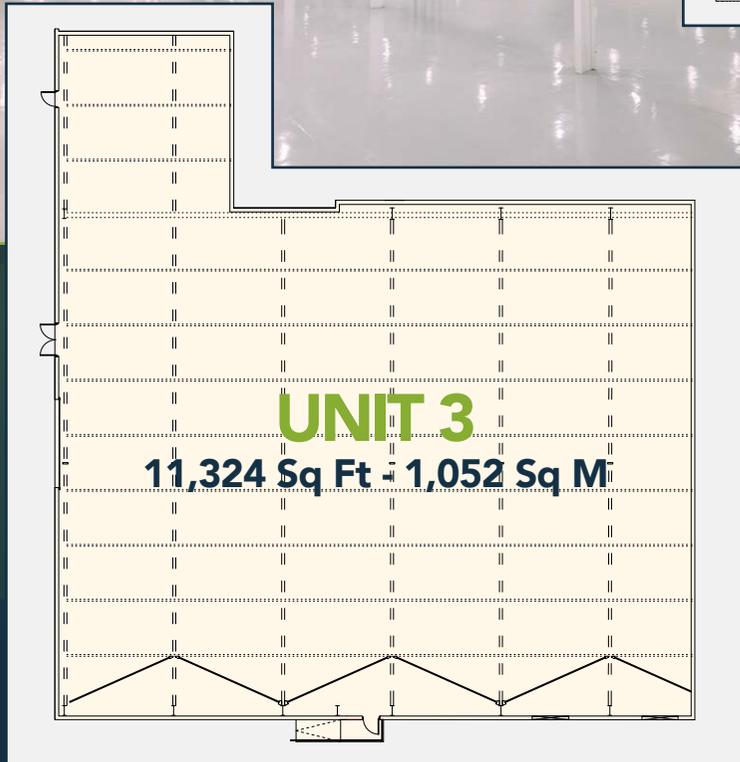
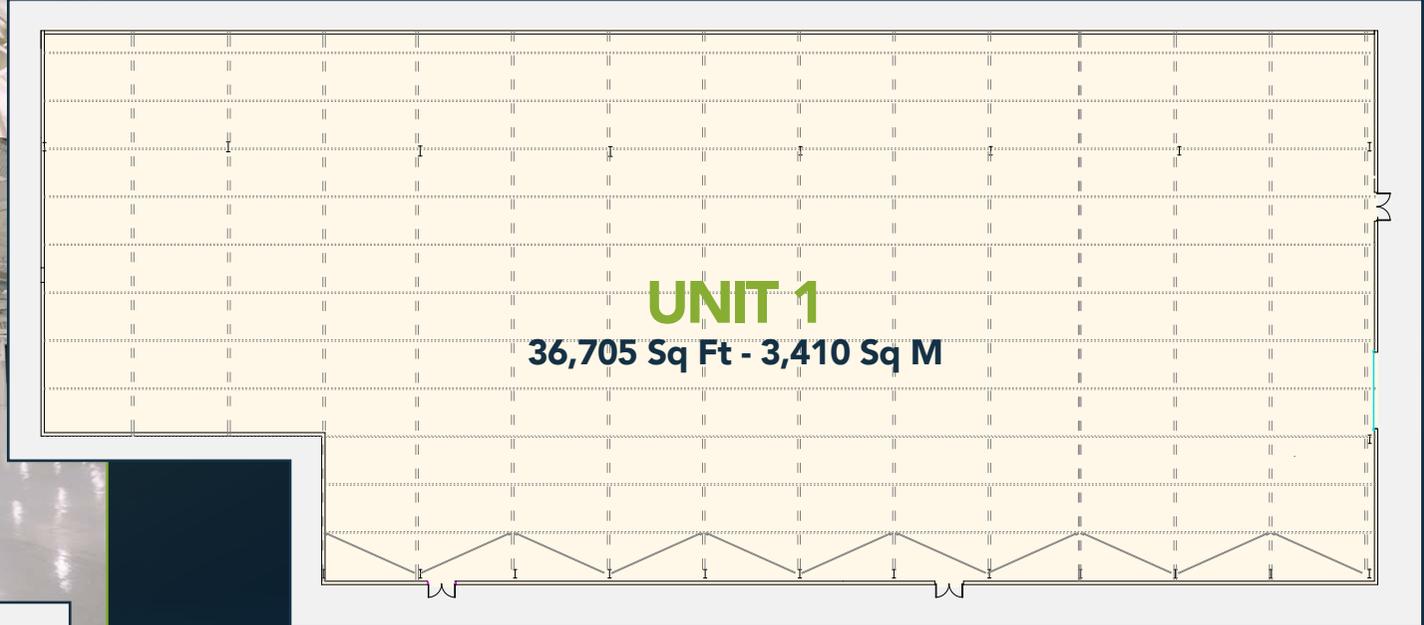
BELFAST INTERNATIONAL AIRPORT
44 MINUTES
26 MILES

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DESCRIPTION

- The subject comprises of Kingspan cladded warehouse building on a site of 10 acres which has been sub-divided into 3 no. units.
- The units benefit from 1 no electric roller shutter door, eaves height of 5.4m.
- The site is secured by a combination of palisade fencing and chain link fencing and CCTV cameras.
- Additional yard space available extending to 0.8 acres.
- Opportunity for electricity to come from a renewable source.
- The warehouse can be finished to tenants' specification.

ACCOMMODATION

UNIT 1	UNIT 3	Rates Payable (25/26)
36,705 Sq Ft	11,324 Sq Ft	Est. £2.25 per sq ft
3,410 Sq M	1,052 Sq M	Est. £2.25 per sq ft



TO LET

INDUSTRIAL WAREHOUSE UNITS

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Please contact:

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www.cbreni.com

RENT

£6.50 per sq ft, per annum, exclusive

TERM

5 years

VAT

All prices quoted are exclusive to VAT which may be chargeable.

SERVICE CHARGE

A service charge will be levied to cover external repairs and maintenance to common areas

EPC

A copy of the EPC Certificates are available below and can be made available on request.



Disclaimer: These particulars are issued by LDM Belfast Ltd T/A CBRE NI on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, CBRE NI for themselves and for the vendor/lessor whose agents they are, give notice that:- (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) CBRE NI, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. CBRE NI are required to obtain evidence of the identity and proof of address of potential tenants as part of mandatory anti-money laundering checks. April 2025.