

TO LET

**Modern
Warehouse**

c. 5255 sq.ft

**Unit 7 Carryduff
Business Park,
Comber Road
Carryduff BT8 8AN**

ciaran@hughescommercial.co.uk

028 9091 8257

www.hughescommercial.co.uk

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PROPERTY CONSULTANTS





LOCATION

This modern warehouse building is conveniently located on the Comber Road in Carryduff, only 7 miles south of Belfast City Centre. An excellent road infrastructure provides easy access to Co. Down and the wider motorway network.



DESCRIPTION

The warehouse forms part of terrace of units within a very successful and long established trading estate.

The building is of a steel portal frame construction with double skin composite cladding to walls and roof.

Internally the unit benefits from a mezzanine area. The eaves height is 6m. The estate provides generous marshalling areas and car parking.



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Accommodation

| | |
|---------------------|----------------------|
| Gross internal area | Warehouse 3755 sq.ft |
| | Mezzanine 1500 sq.ft |

Service 6[TeX

Each occupier shall pay a proportionate amount in relation to the upkeep of common areas, maintenance of the exterior and all other costs deemed necessary in the interests of good estate management

Rent

On application. All charges subject to VAT

Term

By negotiation

NAV

TBC



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Location map



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Contact

Ciaran Hughes

E: ciaran@hughescommercial.co.uk

M: 07712 894249

Joint Agent

Robert Toland

Cushman and Wakefield

T. 028 90233455

E. robert.toland@cushwake-ni.com

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