

Units from  
11,600 sq ft plus  
offices of 3,935 sq ft

A

B

C

O

For indicative purposes only.

**To Let**  
**Warehouse/Manufacturing/Office Units**  
Ballykine Business Park, 51 Lisburn Road, Ballynahinch, BT24 8TT

**FALLOON**  
Estate Agents.com  
028 9266 3396

  
**McKIBBIN**  
COMMERCIAL  
028 90 500 100

## SUMMARY

- Warehouse and manufacturing units available from 11,600 sq ft to 34,139 sq ft, plus offices/stores of 3,935.
- Ease of access to the wider motorway network via Junction 6 (Saintfield Road) of the M1. Alternative access to Belfast via A24.
- Nearby connection to A1 to Dublin via Hillsborough

## DESCRIPTION

The subject forms part of the industrial/manufacturing holding at Ballykine Business Park, 51 Lisburn Road, Ballynahinch.

The facility comprises five interlinked warehouses together and covered loading bay, yard space and car parking.

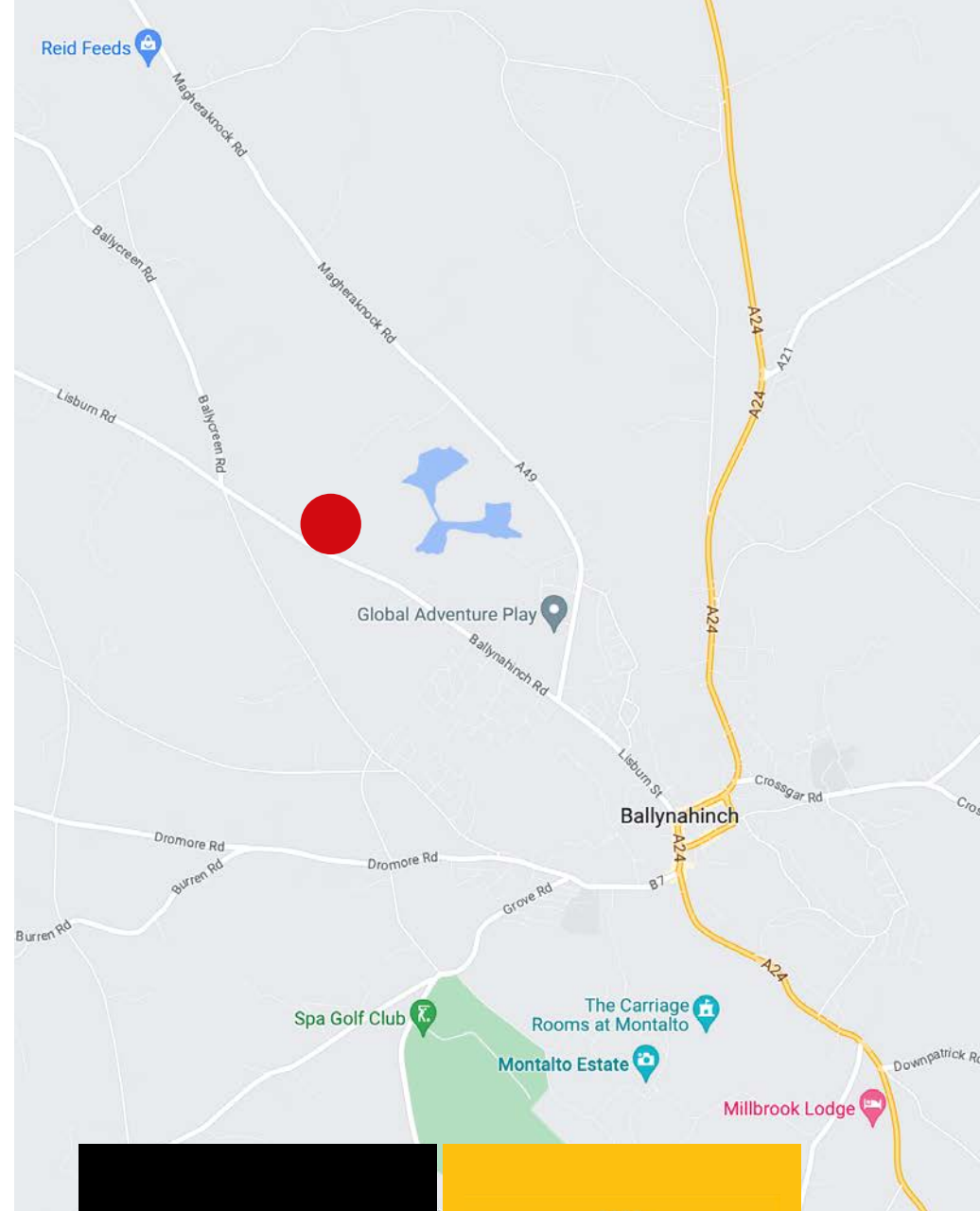
The buildings are constructed of steel portal frame with external cladding and blockwork to the lower sections, double pitched roofs with good provision of electrically operated roller shutter doors around the perimeter and multiple overhead cranes.

There are a variety of eaves height throughout of up to 6m.

## LOCATION

The subject property is located on the Lisburn Road on the edge of Ballynahinch, 9 miles from the M1 Motorway at Saintfield Road (Junction 6) on the main Belfast-Dublin transport corridor, 17 miles from Belfast, 19.5 miles from Belfast Port and 33 miles from Belfast International Airport.

The immediate area comprises a mix of commercial and residential properties and agricultural uses.



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## ACCOMMODATION

Description	Unit	Sq M	Sq Ft
Warehouse/Manufacturing	Warehouse A		LET
	Warehouse B	2,095	22,539
	Warehouse C	1,078	11,600
<b>Total</b>		<b>3,173</b>	<b>34,139</b>
Office/Stores		365.8	3,935

## LEASE DETAILS

Term:	Negotiable.		
Rent:	Warehouse B	£75,000 per annum, exclusive	
	Warehouse C	£55,000 per annum, exclusive	
	Offices/Stores	£20,000 per annum, exclusive	
Repairs & Insurance:	Tenant responsible for all repairs and reimbursement of a fair proportion of the building insurance premium for the Business Park to the Landlord.		
Service Charge:	Levied to cover a fair proportion of the maintenance, cleaning, security and upkeep of the communal areas within the Business Park to include management fees.		

## RATES INFORMATION

To be assessed on occupation.

Rate in £ 2025/26 = £0.600784

Part of the property is classified by Land & Property Services as an Industrial Hereditament.

## VAT

We understand the property is not registered for Value Added Tax.



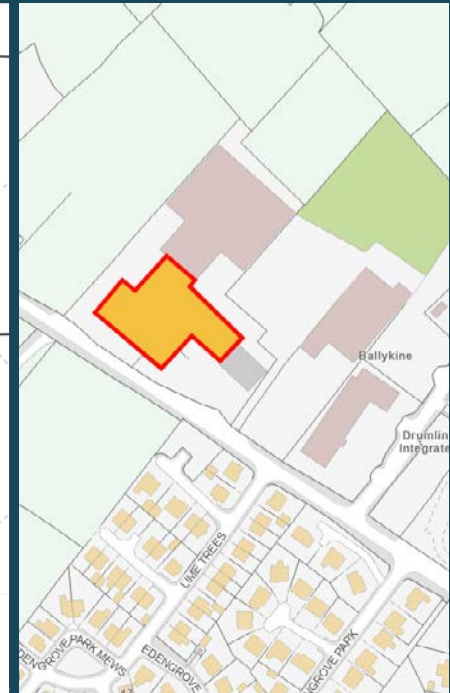
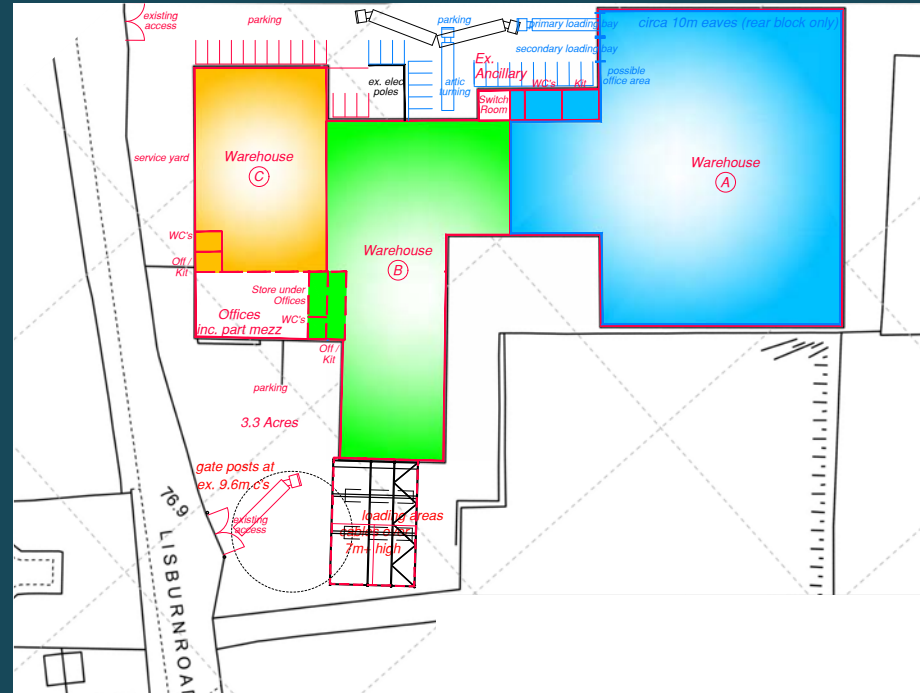
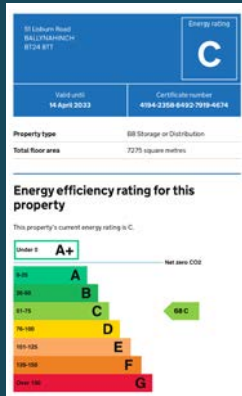
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## EPC



Not To Scale. For indicative purposes only.

## CONTACT

For further information or to arrange a viewing contact joint agents:

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