



**TO LET  
WAREHOUSE AND TRADE COUNTER  
UNITS  
LOWES INDUSTRIAL ESATE  
BALLYNAHINCH ROAD, CARRYDUFF**

- MODERN WAREHOUSE UNITS
- SUITABLE FOR A VARIETY OF USES
- IMMEDIATE AVAILABILITY
- NO VAT PAYABLE

# LOWES INDUSTRIAL ESTATE

## LOCATION

Located approximately 8 miles south of Belfast City Centre at the junction of the A24 Ballynahinch Road and Church Road in the town of Carryduff.

The Estate fronts the Ballynahinch Road opposite the Carryduff Shopping Centre which benefits from a high level of passing vehicular and pedestrian traffic.

An excellent road infrastructure provides easy access to Belfast, Lisburn and Co.Down.

## DESCRIPTION

The premises are of a steel portal frame construction, with brickwork and metal cladded walls, solid concrete floor and a metal clad roof. There are numerous translucent roof panels which allow for an abundance of natural light to enter the buildings.

Situated on a secured site, each building consists of excellent warehouse space with a number of private offices. There are also kitchen and toilet facilities available in all units.

Ample car parking and marshalling areas are provided.

## ACCOMMODATION

UNIT 12A                    1016.5 sq.m (10,942 sq.ft)

UNIT 12B                    859.5 sq.m (9252 sq.ft)

UNIT 14                    600.2 sq.m (7107 sq.ft)

( This unit incorporates c. 2000 sq.ft of offices which can be made available separately.)

UNIT 17                    LET

UNIT 25                    LET

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## LEASE DETAILS

Term	5 years
Rent	£2.50 psf
Repairs	Tenant responsible for internal repairs
Service charge	The tenant will pay a proportionate amount of of the total cost relating to the repair and maintenance of the exterior, upkeep of common areas etc.

Buildings Insurance The tenant shall a proportion of the total buildings insurance premium.

## NAV

We have been advised by Land and Property Services of the following:

### Units 12A & B

Net Annual Value: £34,400  
Rate in the £ 14/15: £0.5200  
Rates payable if applicable: £17,880

### Unit 14

Net Annual Value: £23,750  
Rate in the £ 14/15: £0.5200  
Rates payable if applicable: £12,350

### Unit 17

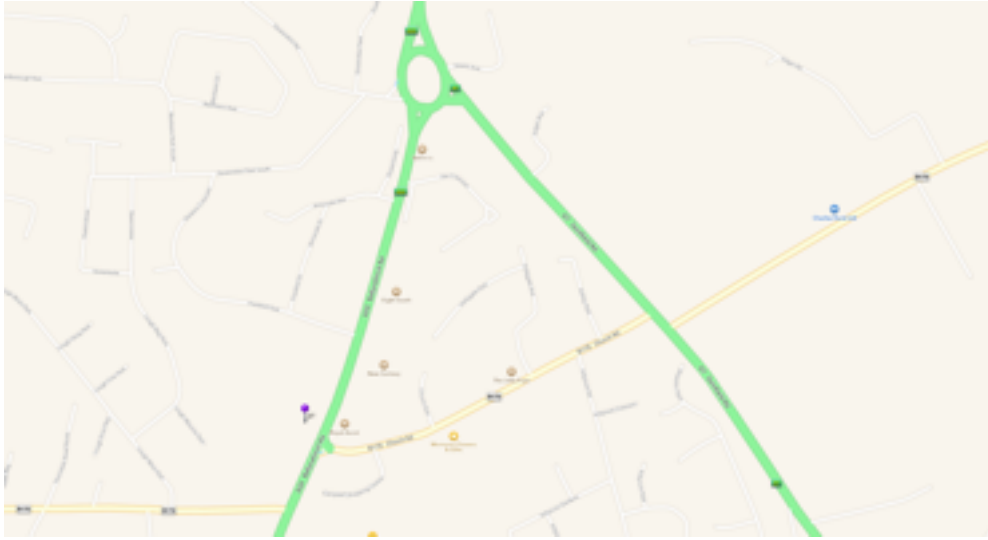
Net Annual Value: £12,000  
Rate in the £ 14/15: £0.5200  
Rates payable if applicable: £6240

## EPC

TBC

# LOWES INDUSTRIAL ESTATE

## LOCATION PLAN



## CONTACT

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