



**TO LET
MODERN OFFICE / SHOWROOM
UNIT 8 LOWES INDUSTRIAL ESTATE
BALLYNAHINCH ROAD
CARRYDUFF**

- IMMEDIATE AVAILABILITY
- SUITABLE FOR A VARIETY OF USES
- 1395 SQ.FT
- ON SITE CAR PARKING

UNIT 8 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 detached building offers quality ground floor office/showroom accommodation with additional offices at first floor.

Internal finishes include

- oil fired central heating
- carpets

LOWES INDUSTRIAL ESTATE

- plastered and painted walls
- suspended ceiling
- fluorescent lighting
- fitted kitchen
- male and female w.c's

ACCOMMODATION

Unit 8 129.05 sq.m (1395 sq.ft)

LEASE DETAILS

Term 5 years

Rent £14,000 pa

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:

NAV	£13,100
Rate in £ for 2014/2015	0.5200
Rates payable	£6812 pa

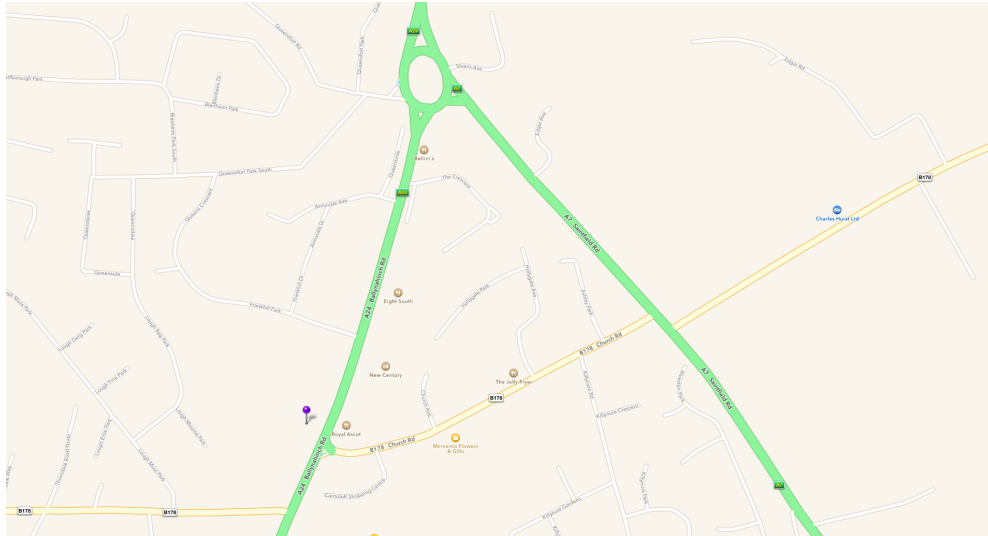
EPC

TBC



LOWES INDUSTRIAL ESTATE

LOCATION PLAN



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