



**Instinctive
Excellence
in Property.**

To Let

**Warehouse, Distribution, Trade Counter
& Office Premises (Hardstanding Space Available)**

Derriaghy Industrial Park
Belfast
BT17 9HU

WAREHOUSE/OFFICES



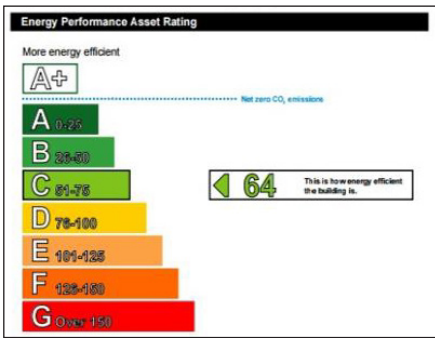
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Belfast
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WAREHOUSE/OFFICES

EPC



Location

A long established Business Park located conveniently 6 miles south of Belfast city centre and 2.5 miles north of Lisburn city centre. The park is ideally situated close to the M1 slip road motorway junction allowing occupiers and customers to access the site efficiently at any time of the day.

Occupiers include Nu Life, BT, Foster Tyres, PortaCabin, Hermes, Cookie Box and MJ Motors.

Description

There are a variety of sized units available ranging from 1,000 sq ft upwards. Each unit benefits from painted floor and walls, lighting, roller shutter and pedestrian doors, WC's.

Accommodation

Warehouse and office units available from 1,000 sq ft to 20,000 sq ft.

Description	Sq Ft	Sq M
Unit 27	1,453	135

Lease Terms

- Rent:** £7,000 per annum exclusive
- Term:** Negotiable
- Service Charge:** Currently charged to cover external maintenance, up keep of the common areas and security
- Insurance:** Tenants will be responsible for a fair proportion of building insurance

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

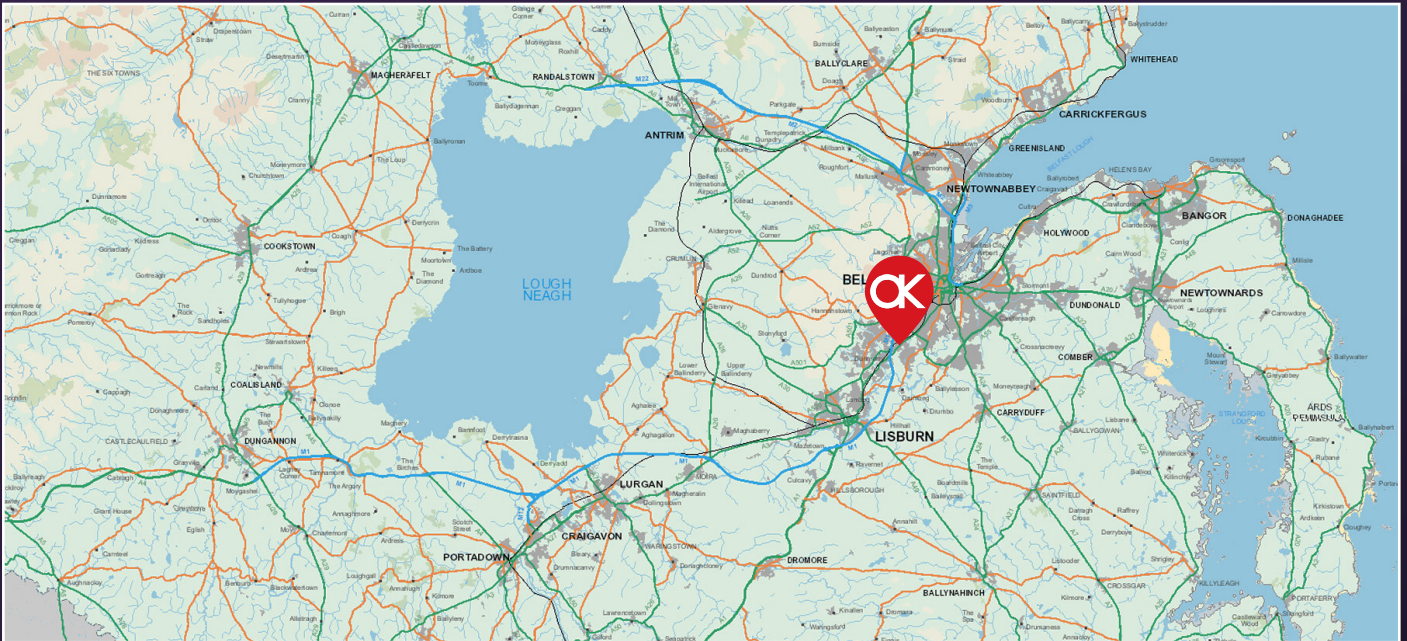
Rates

Please contact for individual units.



TYPICAL HIGH SPECIFICATION OF UNITS





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CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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