



**RHM**  
Commercial

**INDUSTRIAL**

## To Let

Warehouse/Industrial Unit

**Unit 27, Derriaghy Industrial Park,**

**The Cutts, BELFAST BT17 9HU**

- Located 6 miles from Belfast City Centre and 3 miles from Lisburn
- Easy Access to & from Belfast via the Dunmurry/Finaghy junction of the M1
- Ample on site car-parking
- Floor Area: 127.4 sq m (1,371 sq ft)

**Property Consultants**

RHM COMMERCIAL LLP  
First Floor, Edward Court,  
Saint Anne's Square,  
Belfast, BT1 2LR  
T 028 9043 4300  
F 028 9043 4330  
[www.rhmcommercial.com](http://www.rhmcommercial.com)



#### LOCATION

Derrigahy Industrial Park is located 6 miles south west of Belfast City Centre and 3 miles from Lisburn. The premises are accessed via The Cutts, Derrigahy. Derrigahy Railway Station is also nearby.

Occupiers in the park include Nu-Life Engineering, Rexmore Textiles, Zero Hydraulics, Metal Tech Engineering and Media Mechanical Services.

The unit's location is highlighted on the Layout Plan.

#### DESCRIPTION

Warehouse/ Industrial Unit finished to include manual roller shutter, pedestrian door and painted walls and floors.

#### ACCOMMODATION

Floor Area  
127.4 sq m (1,371 sq ft)

Toilet Accommodation

#### LEASE DETAILS

##### Term

Negotiable, subject to a minimum of 3 years.

##### Rent

£475 per month, plus VAT.

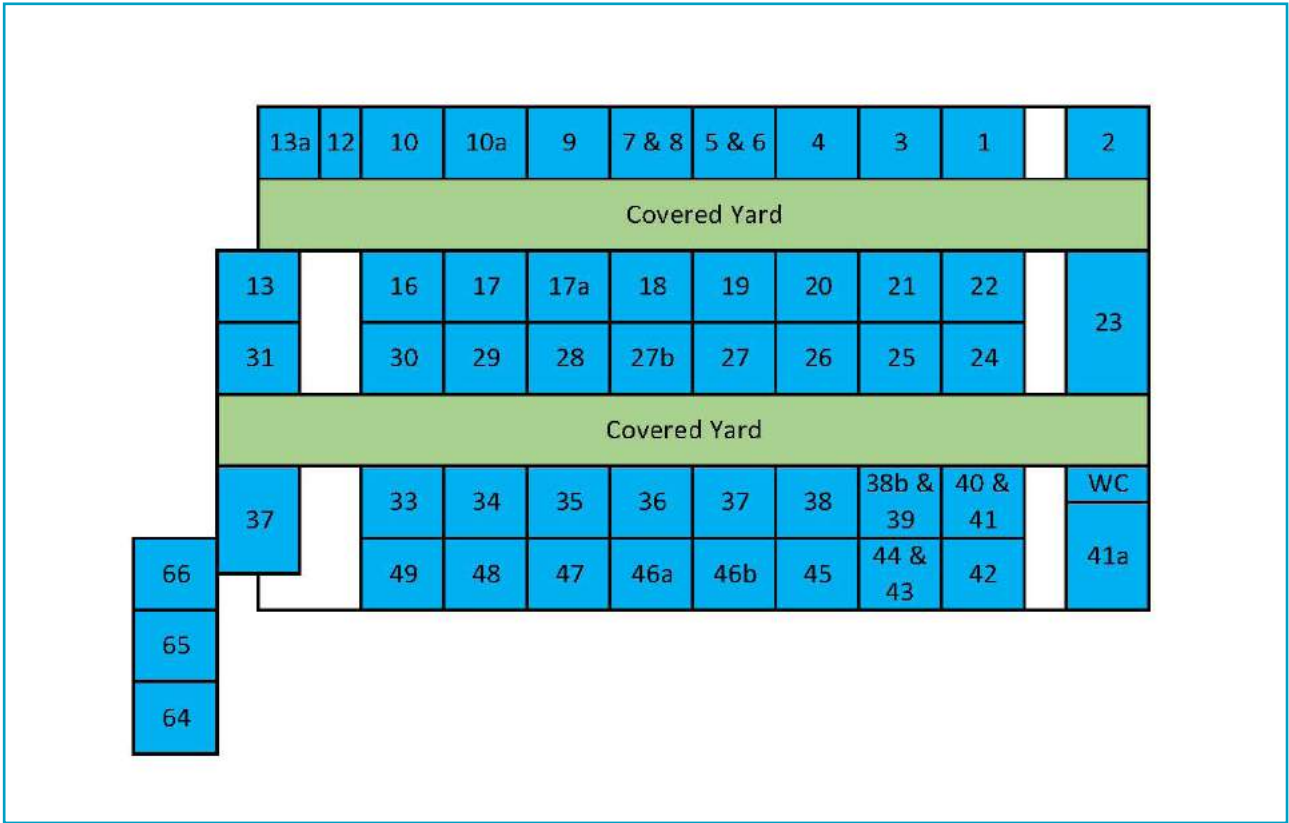
##### Repairs

The tenant will be responsible for repairs to the interior of the unit and maintenance of doors and shutters.

##### Service Charge

To cover security, CCTV, communal and external maintenance and repairs, electricity and managing agents fees.

Current Year's Estimate:  
£112.83 per month plus VAT.



**Insurance**

The tenant will be responsible for a fair proportion of the annual building insurance premium.

**Rental Deposit**

3 months rent.

**NAV**

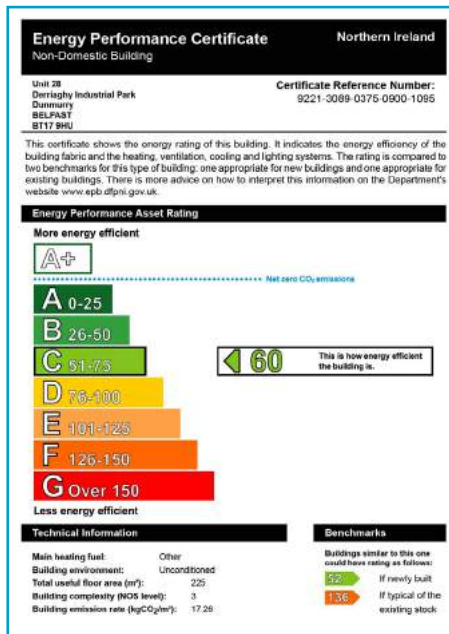
£3,850

**Rates Payable 2017/18**

£2,282

(If eligible for Small Business Rate Relief the rates payable this year would be £1,712 see [www.rhmcommercial.com/stats-facts](http://www.rhmcommercial.com/stats-facts) for more information)

**EPC**



**VAT**

The premises are registered for Value Added Tax.

**VIEWING**

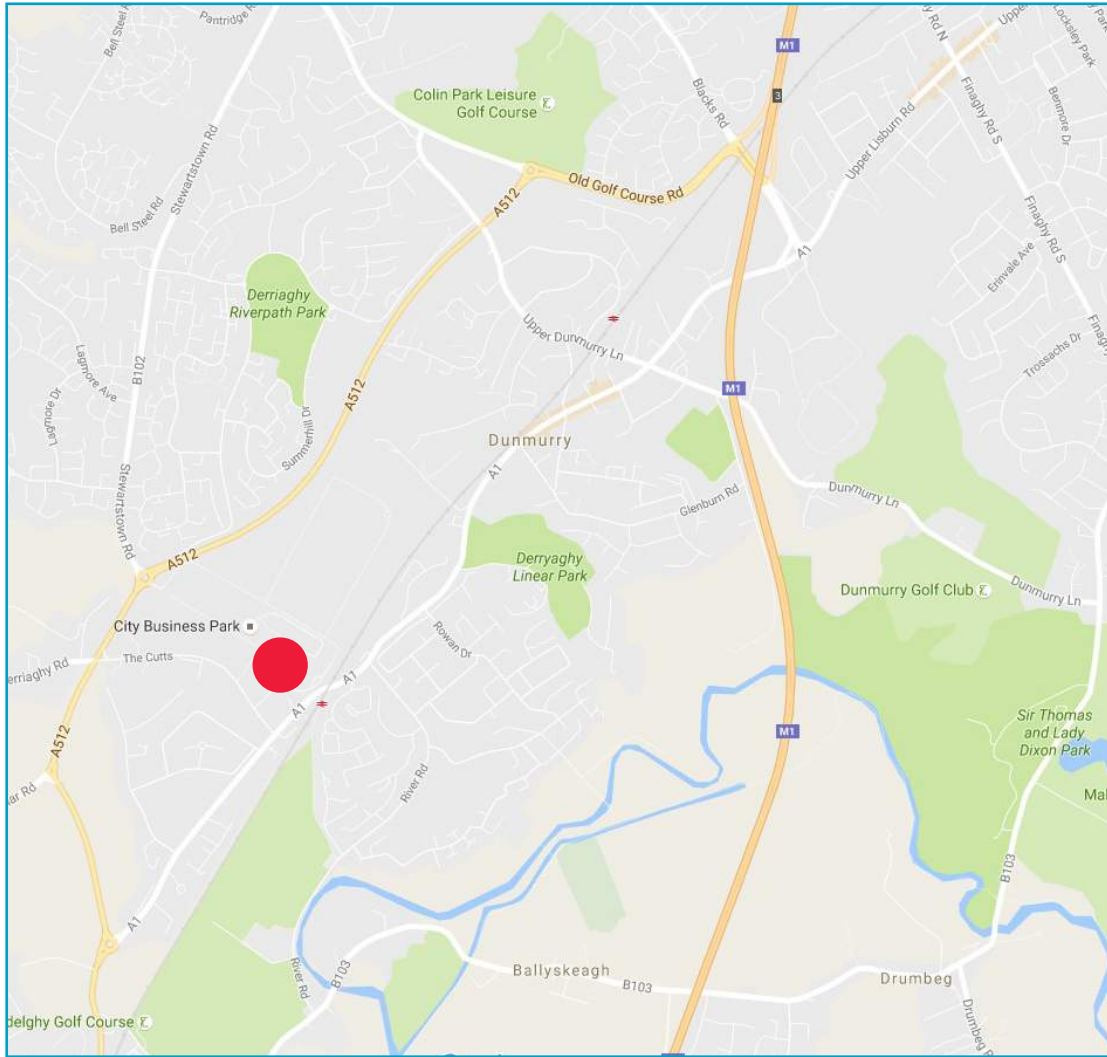
By prior appointment with RHM Commercial.

**CONTACT**

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# Warehouse/ Industrial Unit

Unit 27, Derriaghy Industrial Park, Belfast



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## RHM COMMERCIAL LLP

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