

HUGHES

COMMERCIAL

PROPERTY CONSULTANTS

TO LET

**EXCELLENT OFFICES WITH PARKING
33 BALLYNAHINCH ROAD, CARRYDUFF.**



LOCATION

The subject property forms part of Lowes Industrial Estate and is prominently situated at the junction of Hillsborough Road and Ballynahinch Road in Carryduff, thereby offering excellent visibility and branding opportunities.

DESCRIPTION

The two storey office building provides a variety of private offices, reception, boardroom and stores. An additional entrance to the rear of the office provides direct access to the adjacent car park. Internal finishes include,

- Carpets
- Plastered and painted internal wall and ceilings
- Fluorescent strip lighting
- Kitchen
- Male and female w.c's
- Oil central heating

In addition the property benefits from a generous on site parking provision.



ACCOMMODATION

Ground Floor Reception	18.72 sq.m	(201 sq.ft)
Boardroom	20.1 sq.m	(216 sq.ft)
Main Office	28.78 sq.m	(310 sq.ft)
Rear Lobby	8.07 sq.m	(87 sq.ft)
Reprographic	13.75 sq.m	(148 sq.ft)
(male and female w.c's)		
Rear office 1	20.52 sq.m	(221 sq.ft)
Rear office 2	16.70 sq.m	(180 sq.ft)
(separate w.c and whb)		
First Floor		
Office 1	21.11 sq.m	(227 sq.ft)
Office 2	16.52 sq.m	(178 sq.ft)
Office 3	17.02 sq.m	(183 sq.ft)
Office 4	8.87 sq.m	(95 sq.ft)
Kitchen	6.48 sq.m	(70 sq.ft)
(male and female w.c's)		
Total	196.64Sq.m	(2116 sq.ft)
Additional rear office with separate access	41.82 sq.m	(450 sq.ft)

LEASE DETAILS

Term	By Negotiation.
Rent	On application
Repairs	Internal repairing.
Service Charge	The landlord shall recover a fair proportion of the costs relating to the repair, maintenance of the exterior of the buildings and the upkeep of common areas etc.
Buildings Insurance	The landlord shall recover a fair proportion of the total buildings insurance premium.
EPC	TBC
NAV	Main building £11,900. Rear Office £2850
VAT	All outgoings, prices and rentals are exclusive of, but may be liable to VAT

33 BALLYNAHINCH ROAD, CARRYDUFF.



CONTACT

Ciaran Hughes

M. 07712 894249

E. ciaran@hughescommercial.co.uk

All details are provided in good faith, but Hughes Commercial for themselves and vendors/lessors of the property for whom they act give notice that 1. The particulars do not constitute, in whole or part, any offer of a contract or part thereof and Hughes Commercial has no authority to make or enter into any such offer or contract. 2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Hughes Commercial, for themselves or for the vendors/lessors. 3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves as to the correctness of any statements made with these particulars. 4. The vendors/lessors do not make, give or imply nor does Hughes Commercial or any person in its employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.