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# To Let

## New Build Warehouse/ Trade Showroom/Distribution

New Build Business Park  
Comber Road  
Dundonald  
Belfast  
BT16 1XB

**WAREHOUSE/TRADE  
SHOWROOM/DISTRIBUTION**



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### Location

The business park is located 5 miles east of Belfast City Centre in Dundonald village with strong infrastructure links to major roads, bus routes and the George Best city airport.

The development is adjacent to a new 119 dwelling residential site. Nearby commercial businesses include Mash Direct, TG Eakin and NI Farm Forestry.

### Description

The business park will comprise up to 30,000 sq ft total of warehousing, distribution and trade counter space. Various configurations of accommodation can be made available. Units will be finished to provide glazed pedestrian entrance, electric roller shutter, electric power & WC.

### Rates

Will be assessed upon completion.

### Lease Terms

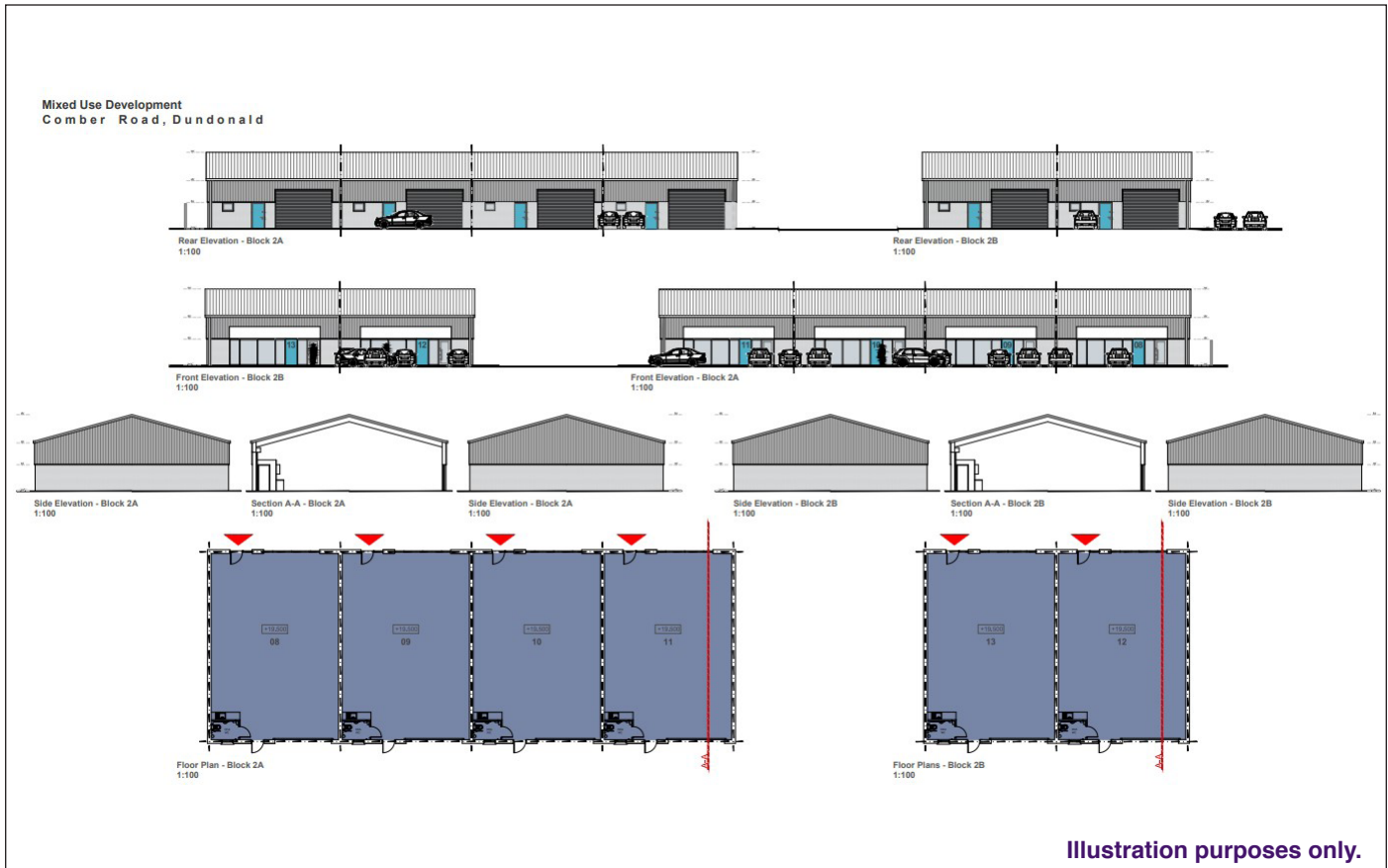
On application.

### VAT

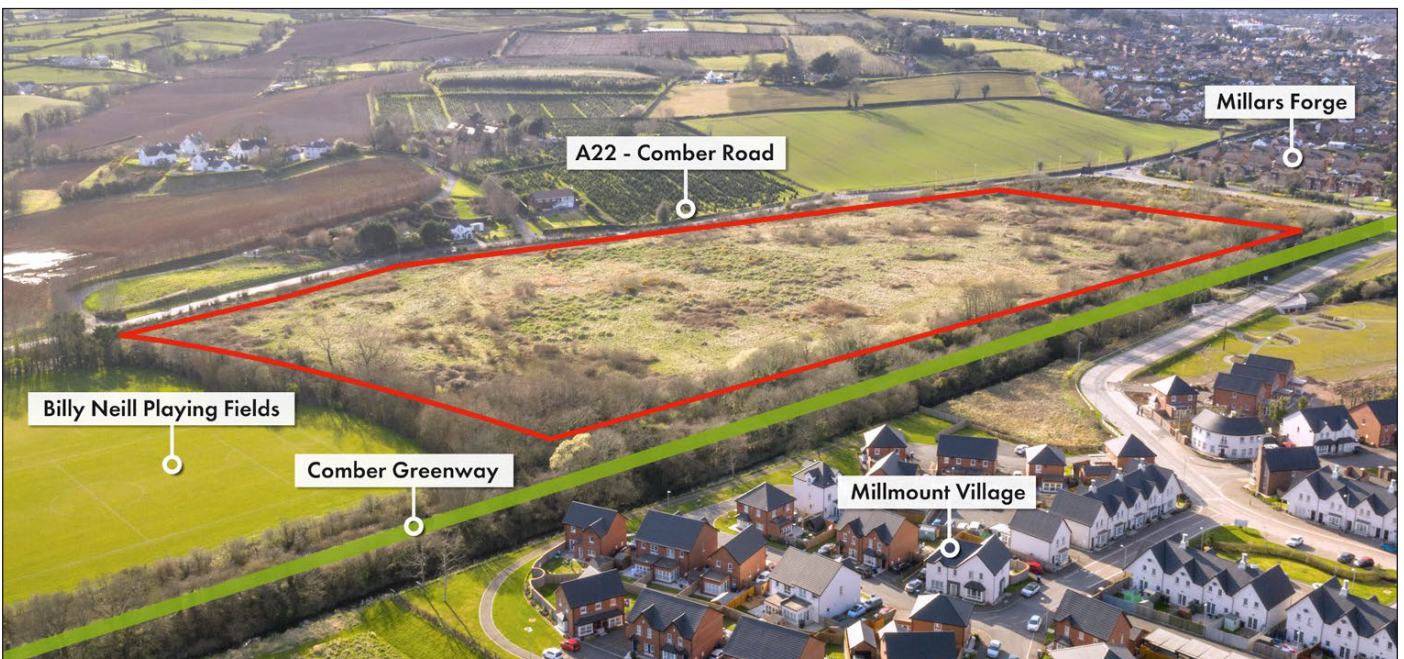
All prices, rentals and outgoings are quoted exclusive of VAT.

### Service Charge

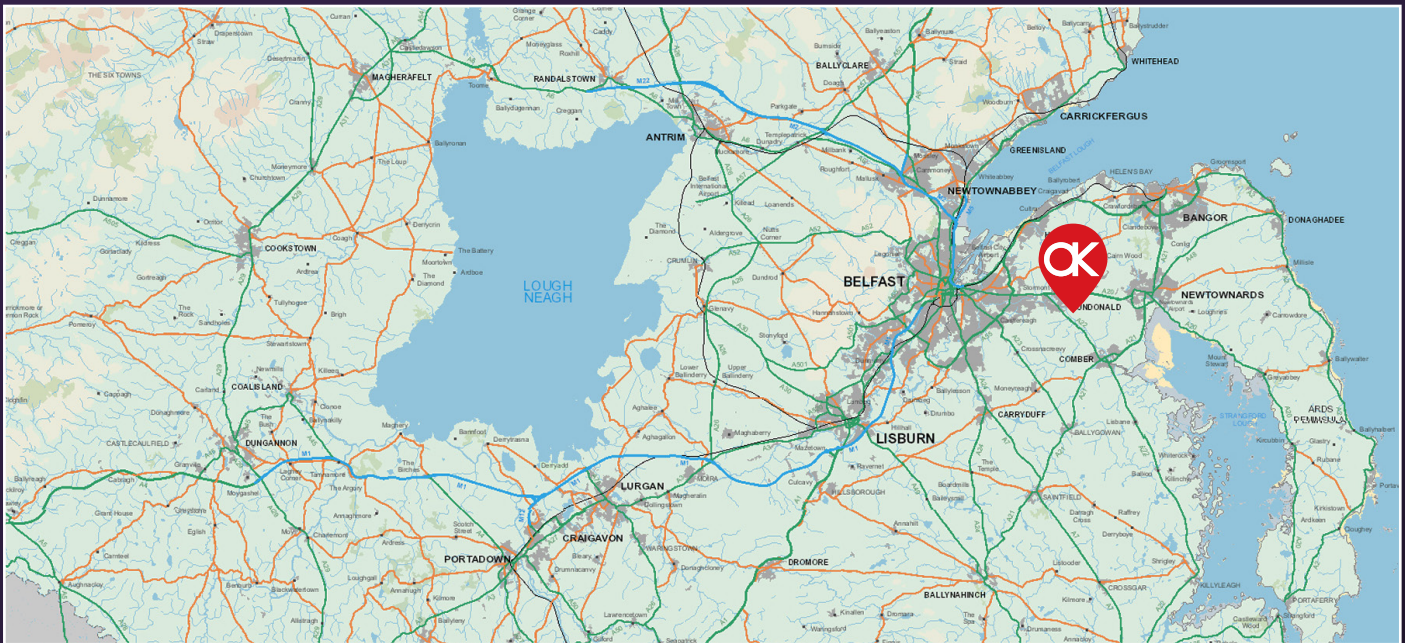
A service charge may be levied to cover the insurance, upkeep, maintenance and repair of any common parts of the development.











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As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

## MISREPRESENTATION ACT 1967

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