

# WAREHOUSE SPACE TO LET

BALLYORAN LANE, DUNDONALD, BT16 1UH

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**CBRE NI**  
PART OF THE AFFILIATE NETWORK







# WAREHOUSE SPACE TO LET

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### Description

The subject comprises of a Kingspan cladded warehouse building on a site of 10 acres which has been sub-divided. The unit benefits from 1 no electric roller shutter door, eves height of 5.4m and an opportunity for electricity to come from a renewable source.

The warehouse can be finished to tenants' specification

The site is secured by a combination of palisade fencing and chain link fencing and CCTV cameras.

### Tenure

Rent	Price on application
Term	10 years
Repairs/Insurance	Full repairing and insuring basis
Service Charge	A service charge will be levied to cover external repairs and maintenance to common areas etc.

### Rateable Value

Rates are to be reassessed however Rates payable estimated at £2.25 per sq ft.

### VAT

All prices are quoted exclusive of VAT, which may be payable.

### Accommodation

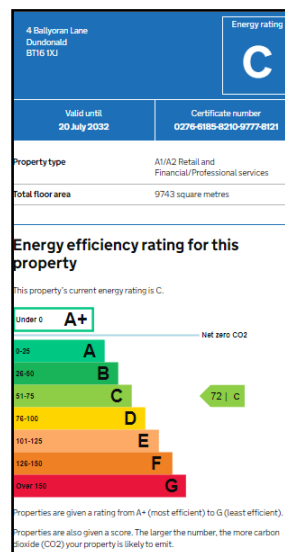
Area	Sq Ft	Sq M
Option 1	36,705	3,410

### AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

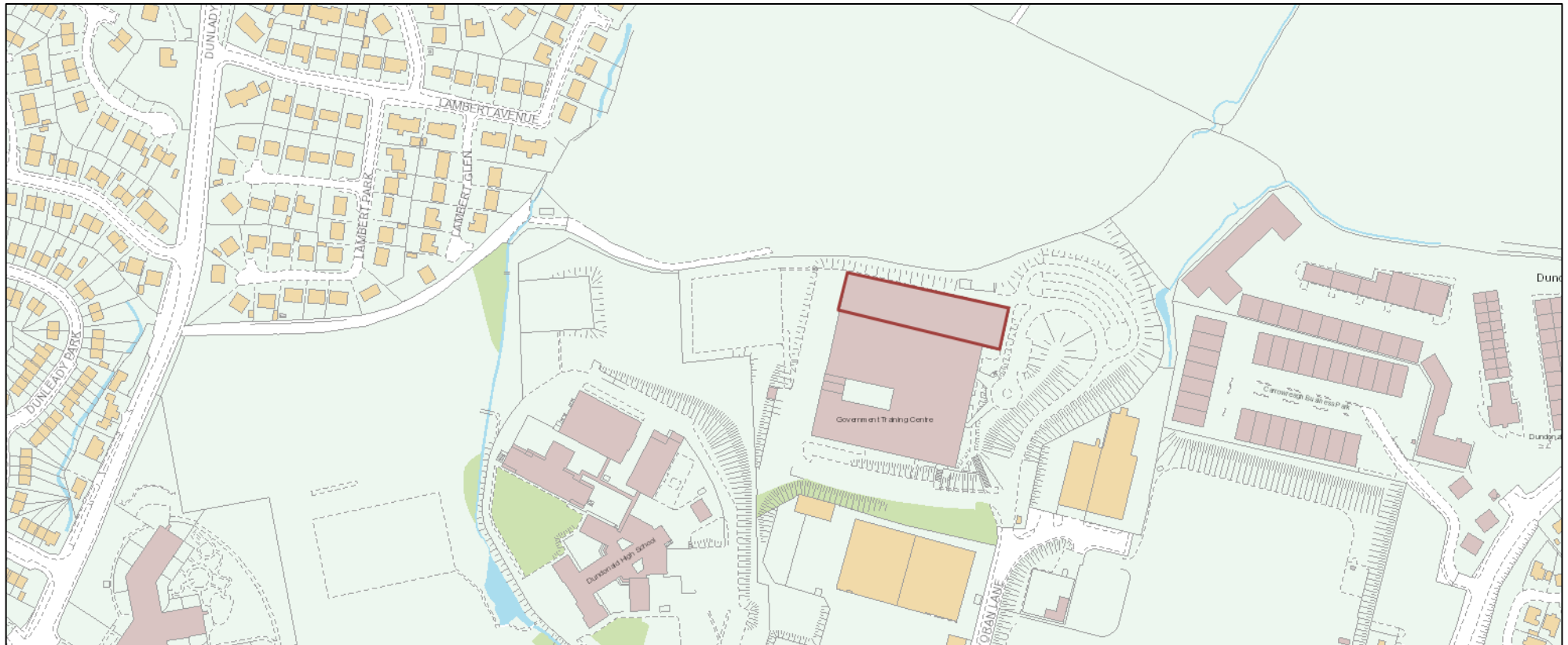
### EPC

A copy of the EPC certificate is provided below and can be made available upon request.



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\*Boundaries are for indicative purposes only.

## Contact Us

Lisa McAteer

T: +44 (0) 7920 188 003

E: [lisa.mcateer@cbreni.com](mailto:lisa.mcateer@cbreni.com)

Rory Kelly

T: +44 (0) 7557 760 331

E: [rory.kelly@cbreni.com](mailto:rory.kelly@cbreni.com)

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