

WAREHOUSE SPACE TO LET

BALLYORAN LANE, DUNDONALD, BT16 1UH

CBRE NI
PART OF THE AFFILIATE NETWORK



WAREHOUSE SPACE TO LET

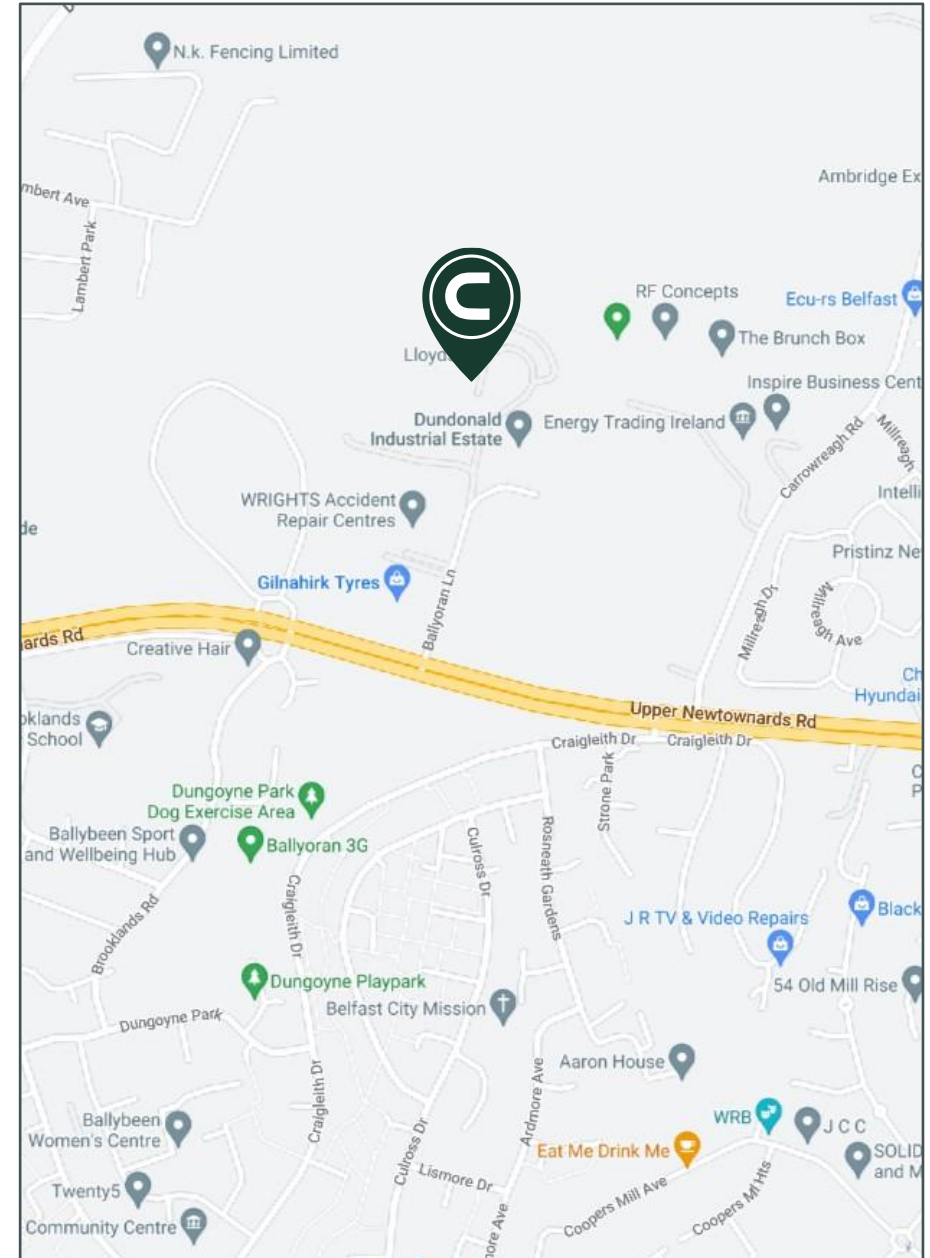
BALLYORAN LANE, DUNDONALD, BT16 1UH

Key Benefits

- Secure site
- Unit 3 extends to 11,324 sq ft
- Can be finished to tenants' specification
- Opportunity for Renewable energy

Location

The subject units are located on Ballyoran Lane which is situated on the Upper Newtownards Road. In Dundonald, the location provides an ease of access to Greater Belfast, approximately 6 miles from the City Centre and approximately 5 miles from Newtownards. George Best City airport is located approximately 5 miles away. The subject provides easy access to Belfast and Newtownards via the A20.



WAREHOUSE SPACE TO LET

BALLYORAN LANE, DUNDONALD, BT16 1UH

Description

The subject comprises of a Kingspan cladded warehouse building on a site of 10 acres which has been sub-divided. Unit 3 benefits from 1 no electric roller shutter door and eaves height of 5.4m and a solar farm which enables electricity to come from a renewable source.

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

The warehouse can be finished to tenants' specification to include offices, or showroom if required, subject to agreement.

Tenure

Rent	£6.50 per square foot
Term	Negotiable
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

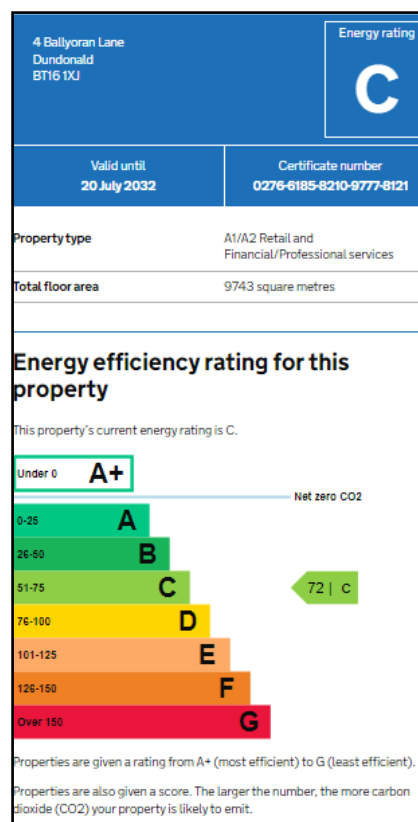
All prices are quoted exclusive of VAT, which may be payable.

Accommodation

Area	Sq Ft	Sq M
Unit 3	11,324	1,052

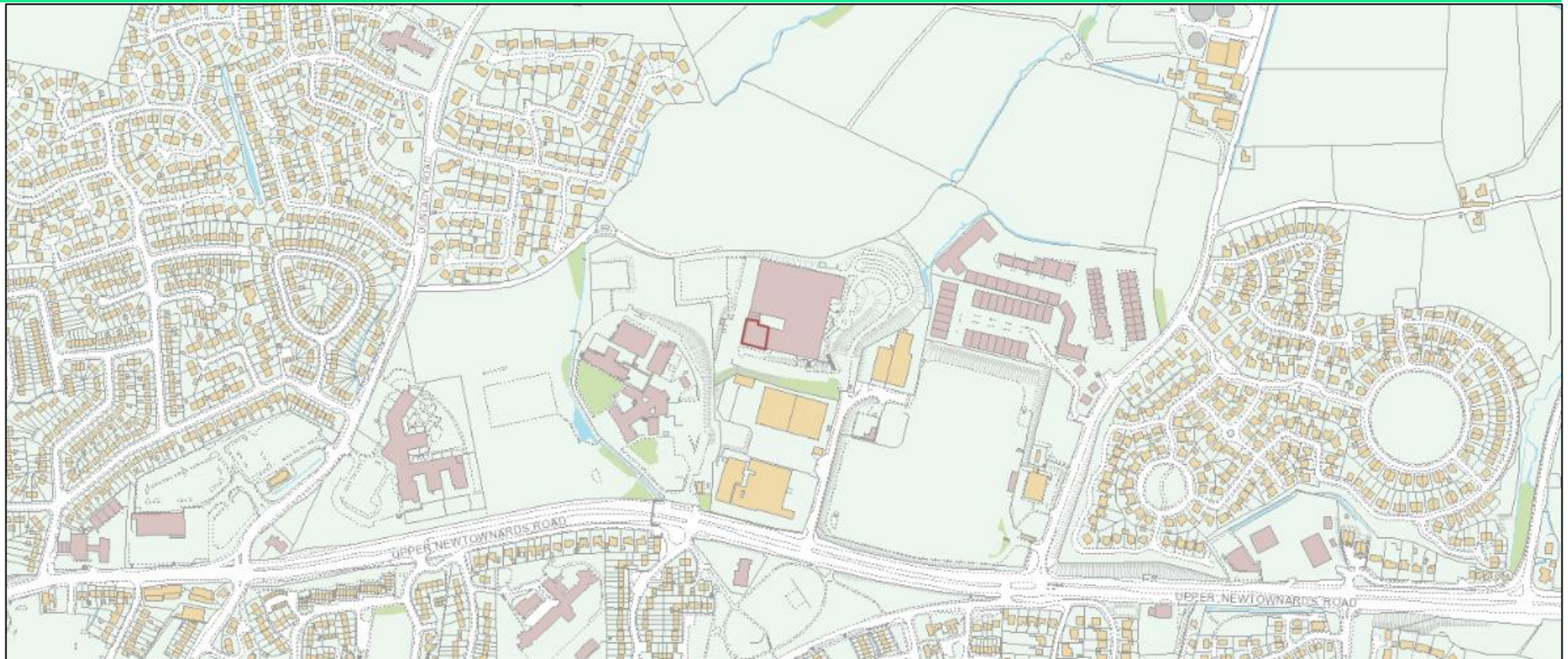
EPC

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



WAREHOUSE SPACE TO LET

BALLYORAN LANE, DUNDONALD, BT16 1UH



*Boundaries are for indicative purposes only.

Contact Us

Lisa McAteer

T: +44 (0) 7920 188 003

E: lisa.mcateer@cbreni.com

Rory Kelly

T: +44 (0) 7557 760 331

E: rory.kelly@cbreni.com

DISCLAIMER: These particulars are issued by LDM Belfast Ltd T/A CBRE NI on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, CBRE NI for themselves and for the vendor/lessor whose agents they are, give notice that:- (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) CBRE NI, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property.

