

# WAREHOUSE SPACE TO LET

BALLYORAN LANE, DUNDONALD, BT16 1UH

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**CBRE NI**  
PART OF THE AFFILIATE NETWORK



# WAREHOUSE SPACE TO LET

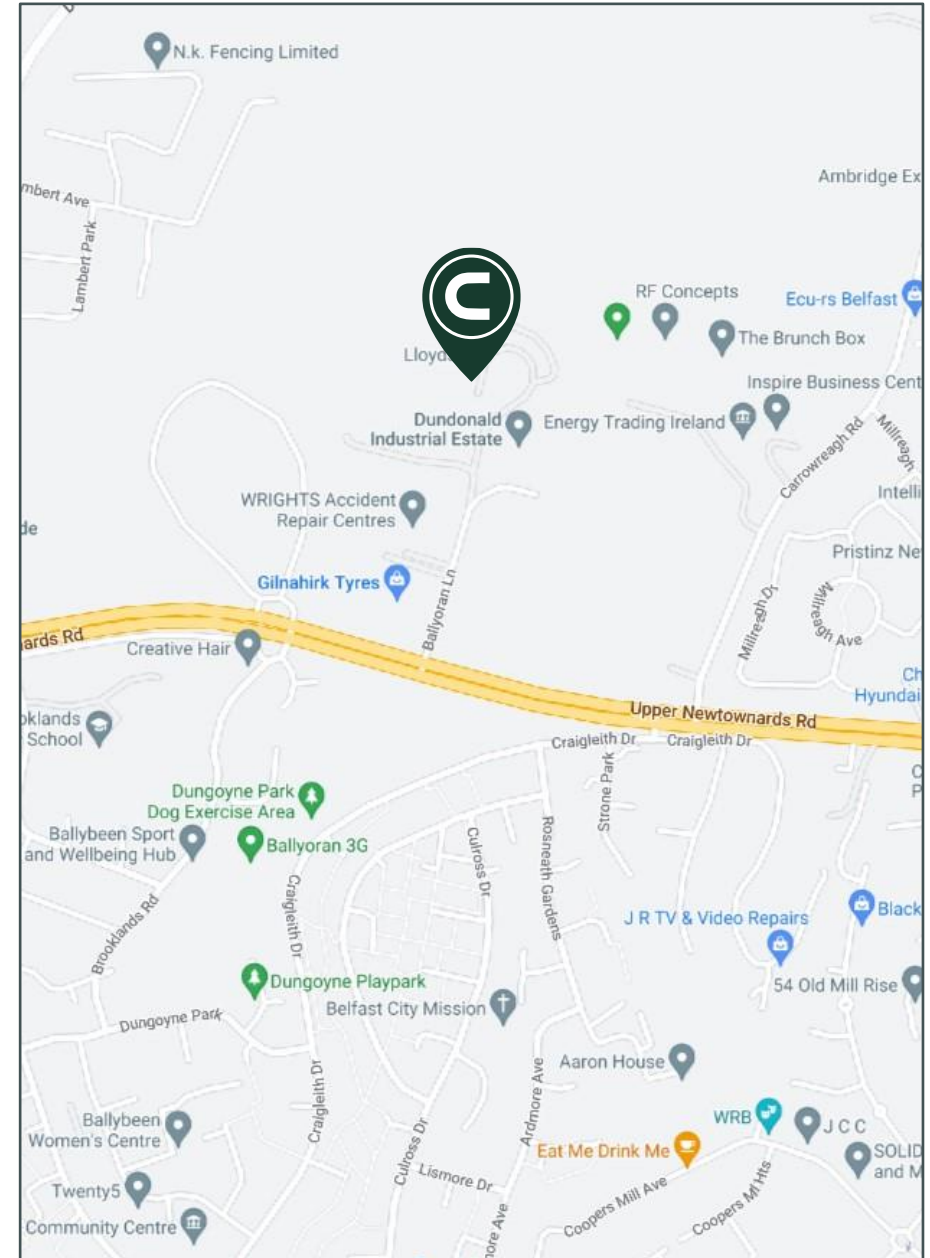
## BALLYORAN LANE, DUNDONALD, BT16 1UH

### 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.



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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. 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

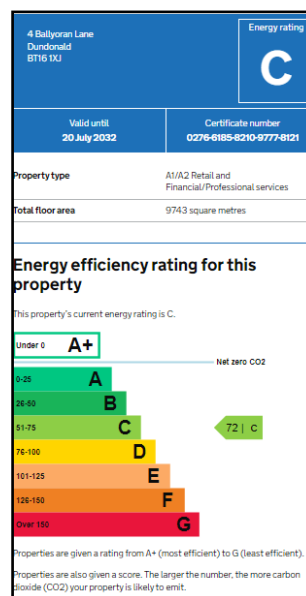
Area	Sq Ft	Sq M
Unit 3	11,324	1,052

### 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.

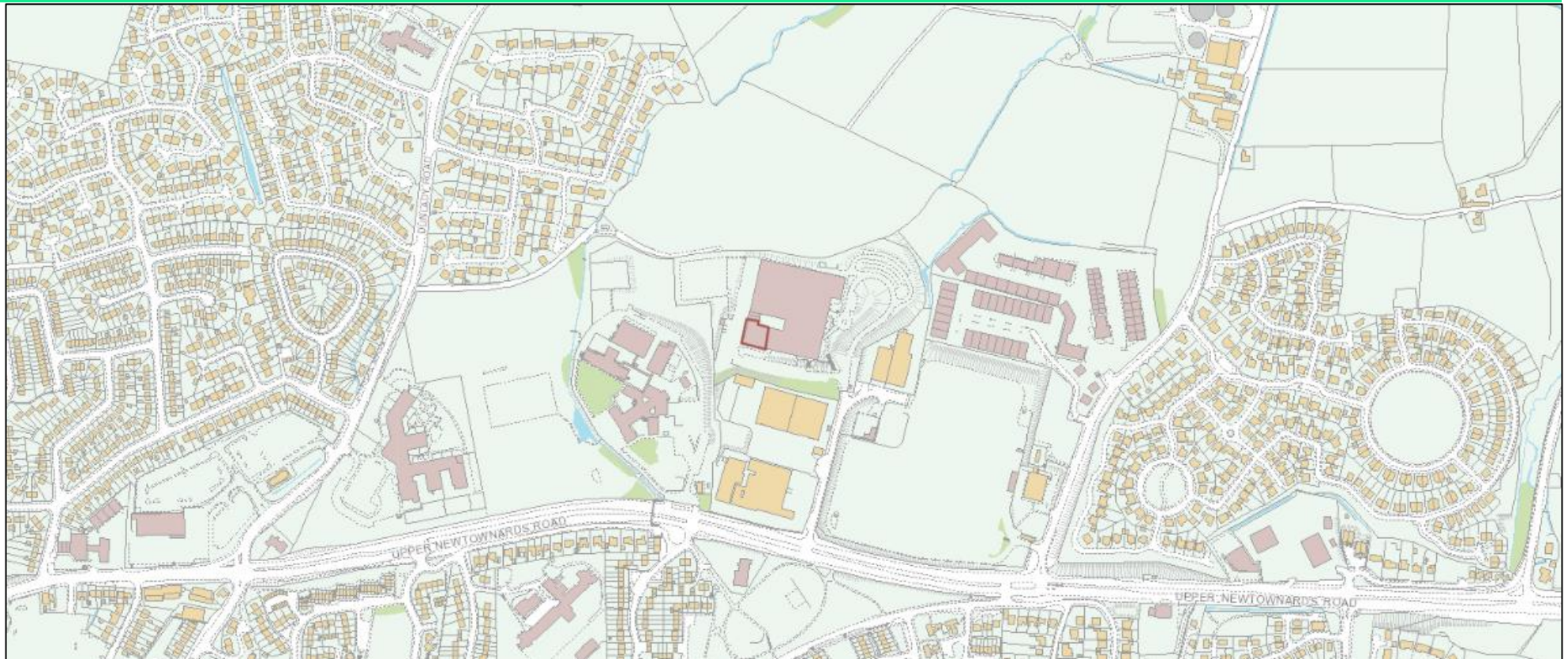
### EPC

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

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