



Instinctive
Excellence
in Property.

To Let (by way of sub lease)

Prominent Warehouse
15,736 sq ft (1,462 sq m)

3 Ballyknockan Road
Saintfield
Co Down
BT24 7HG

WAREHOUSE



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WAREHOUSE

EPC



Location

The property is within 2.5 miles of Saintfield and 3 miles of Carryduff and the unit is 8.5 Miles from the M1 motorway. Neighbouring occupiers include McLernons/The Packaging Centre.

Description

The warehouse accommodation is finished to include solid concrete floors, roller shutter, LED lights and fire alarm system.

The office space is fitted to include carpeted floors, plastered and painted walls and lighting.

The unit also has the advantage of communal yard space with customer parking.

The property is available by way of assignment or sub lease. The current lease expires 1st January 2027.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Warehouse	14,768	1,372
Office	968	90

Lease Details

- Term:** Negotiable
- Rent:** £36,000 per annum exclusive of VAT
- Repairs/Insurance:** Full repairing and insuring terms

Rates

We have been advised the tenant contributes the sum of £4,764 to the annual rates.

VAT

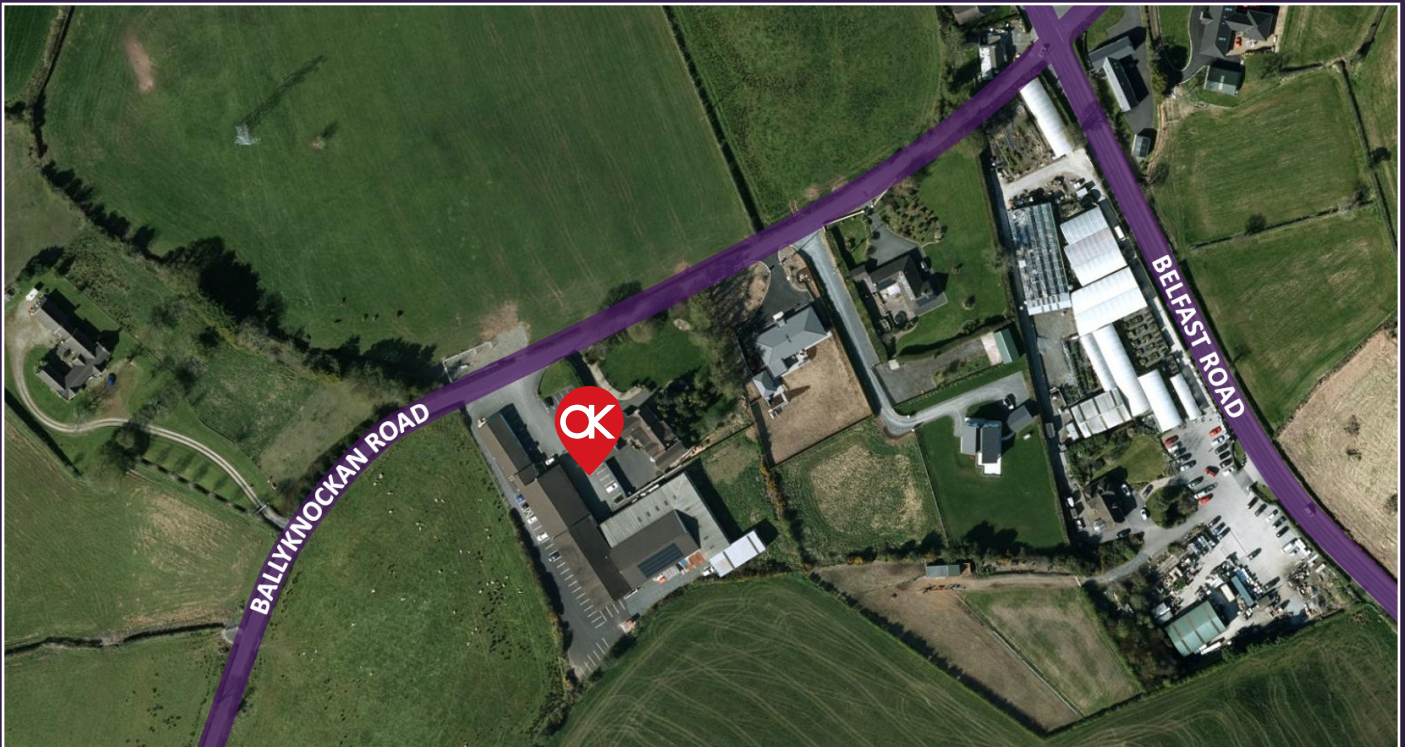
All prices, rentals and outgoings are quoted exclusive of VAT.



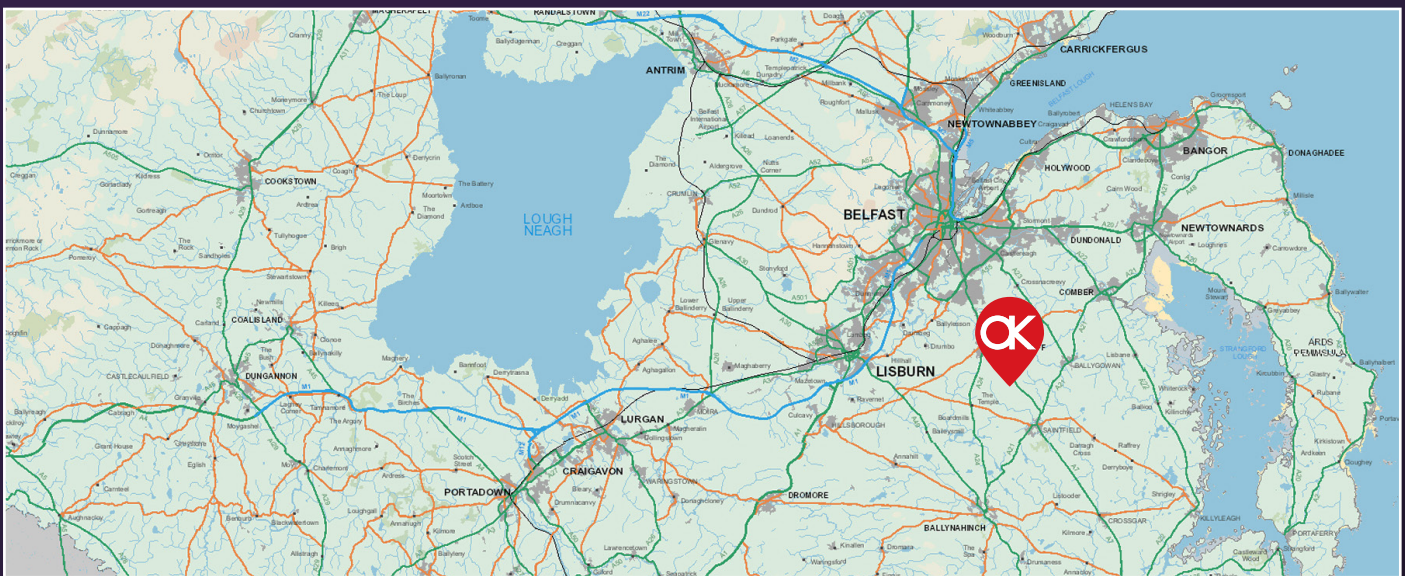
Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.





FOR IDENTIFICATION PURPOSES ONLY



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CUSTOMER DUE DILIGENCE

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

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.