



**To Let Warehouse Premises**  
Unit 3, 40 The Cutts, Derriaghy, BT17 9HS

  
**FRAZER  
KIDD**

# To Let Warehouse Premises

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## Summary

- Warehouse premises with great connections to Lisburn and Belfast.
- Spacious warehouse with roller shutter access and eaves height of c. 5.5m (18ft).
- The premises is finished to a good standard extending to c. 5,780 Sq Ft.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

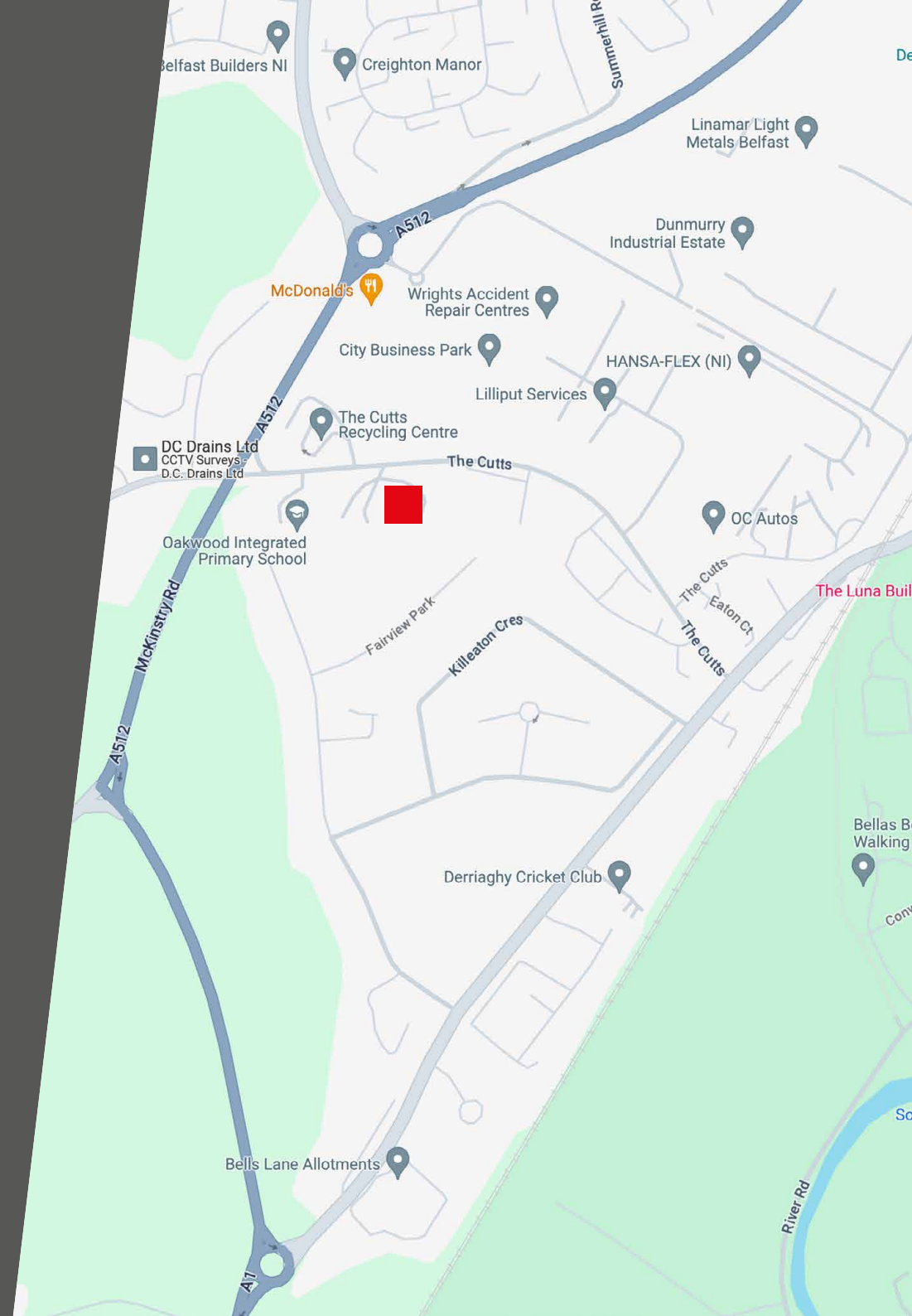
## Location

Derriaghy is a well-established industrial location conveniently situated 5 miles

south of Belfast City Centre and 3 miles north of Lisburn. The Cutts benefits from easy access to the M1 Motorway via the Interchange at Black's Road. Public transport links include Derriaghy Train Station, and several bus stops are within walking distance.

## Description

The warehouse accommodation is arranged over ground floor level, with access by way of roller shutter and pedestrian entrance, while eaves height is c. 5.5m (18ft) and shutter height of c. 4m for loading purposes. The premises has ample employee/customer car parking.



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## Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Description	Sq. M	Sq. Ft
Warehouse	537	5,780
W/Cs		
<b>Total Approximate Net Internal Area:</b>	<b>537</b>	<b>5,780</b>

## Lease

Length of lease by negotiation.

## Rates

NAV: £18,800

Non-Domestic Rate in £ (24/25): 0.599362

Rates Payable: £10,287.06per annum

\*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

## Rent

Inviting offers in the region of £33,500 per annum.

## Repair

Tenant responsible for interior repairs and exterior repairs.

## Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance of the ground of which the subject premises forms part. The service charge is estimated to be £2,250 + VAT per annum.

Please note the service charge is inclusive of costs in relation to common areas, and agents management fee, which is calculated at 5% plus VAT of the annual rent.

## VAT

All figures quoted are exclusive of VAT, which is payable.

## Viewing

Strictly by appointment with the sole letting agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk





# FRAZER KIDD

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