

111 Old Belfast Road, Ballynahinch, BT24 8UY

To Let

Newly built warehouse/tradecounter accommodation extending to approximately 14,678 sq ft on a self-contained site of approximately 1 acre.

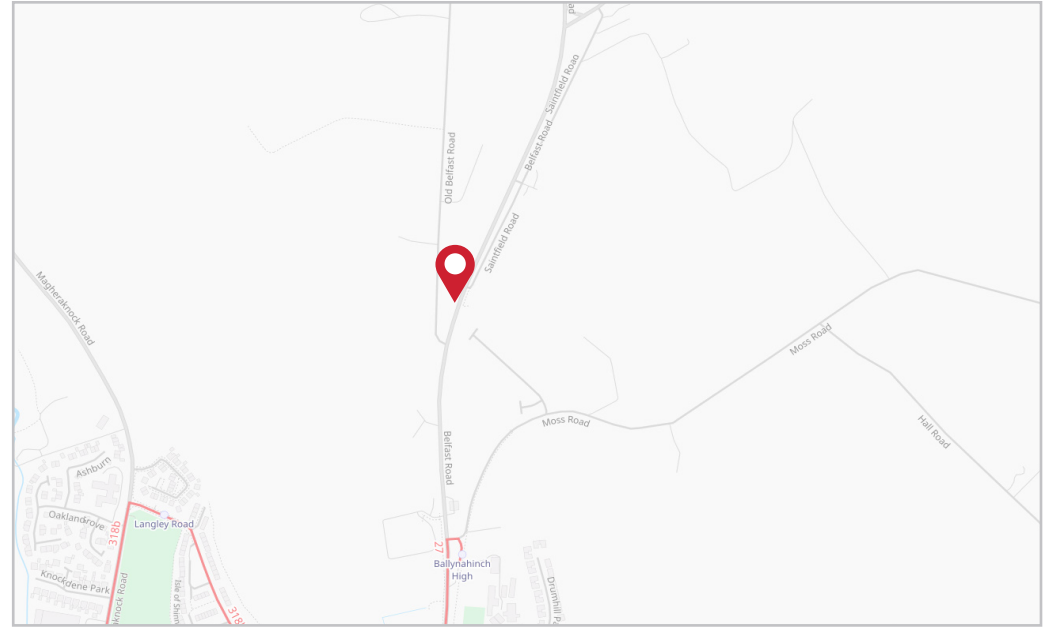


**Lambert
Smith
Hampton**

Location

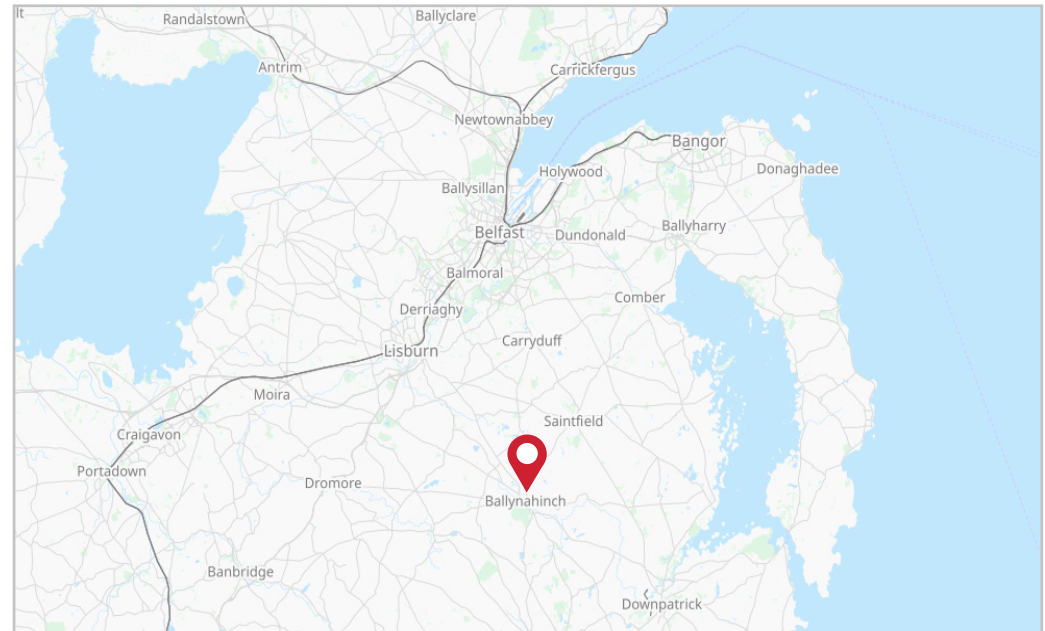
Ballynahinch is a popular market town which is a well-positioned industrial location approximately 13 miles from the key industrial hubs of Lisburn, Lurgan and Portadown. The property is also located in proximity to various other locations including the towns of Dromore and Hillsborough both within a 10 mile radius and benefits from good access links to Belfast on the main A24 Belfast Road. The property's strategic location on the axis between the major cities of Belfast and Dublin allows it to benefit from an ease of access North and South of the province and the Republic of Ireland. The subject property is very easily accessible as it is located in the outskirts of Ballynahinch, just off the A24 and situated:

- 25 miles from Belfast International Airport
- 15 miles from Belfast Port
- 16 miles from Belfast City Airport
- 40 miles from Larne Port
- 92 miles from Dublin Airport
- 96 miles from Dublin Port



Description

- Newly built warehouse totalling approx. 14,678 sq ft.
- 5.1m eaves height.
- 6.7m apex height.
- 6no. Roller shutter doors.
- Concrete warehouse flooring.
- Steel portal frame.
- Double profile cladded insulated roof.
- Translucent roof panels.
- Capable of subdivision.
- Fire alarms.
- LED spotlighting.
- 3 phase power supply.
- Pedestrian door access.
- Excellent frontage to main A24 Belfast Road.
- Situated on a self-contained site of approx. 1 acre.
- Yard to be concreted and palisade fencing to be erected.



Schedule of Accommodation

	Sq Ft	Sq M
	14,678	1,364
Total:	14,678	1,364

Site Area: Approx. 1 acre.

For Indicative Purposes Only

Aerial Image







Lease Details

Term - By negotiation.

Rent - Rent on application.

Rent Review - 5 yearly.

Repairs - Full repairing and insuring terms.

Insurance - The tenant is to be responsible for reimbursing the Landlord with a fair proportion of the insurance premium

Energy Performance Certificate

We have been advised that the Energy Performance Certificate is to be reassessed.

Rates

We have been advised by Land and Property Services that the rates are to be assessed upon completion.

Value Added Tax

We have been advised that the property is elected for VAT and therefore VAT will be chargeable in addition to rents quoted above.

Further Information

For further information, please contact:-

**Lambert
Smith
Hampton**

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