

Tim Martin
—
.co.uk



Industrial Workshop For Rent
12 Station Road
Saintfield
BT24 7DU

£13,500 Per
Annum

www.timmartin.co.uk
Telephone 028 91 878956

A modern light industrial workshop situated on the outskirts of Saintfield village, with ease of access to Downpatrick, Lisburn and Belfast. The unit is accessed through an electric roller door and extends to approximately 2372 sqft or thereabouts. Fitted with 3 phase electric, ample power points and fluorescent lighting, kitchen and wc facilities. the unit is suitable for a wide range of uses (subject to planning). Outside, ample parking space is available.

Warehouse

2372 sqft; electric roller shutter door (approx 13'10 (h) x 12'7 (w)); fluorescent lighting; ample power points; pedestrian / customer access; 3 phase electric; kitchen and wc facilities.

Outside

Parking space available - area to be agreed with landlord.

Rent

£13,500 per annum (exclusive)

Total Nav

£9,200

Rates Payable

£5527.21 Per annum

Please note: all prospective tenants should make their own enquiries to confirm the NAV / Rates Payable.

Term

By negotiation on a full repairing and insuring lease.

Deposit

3 months rent

VAT

Applicable

Use

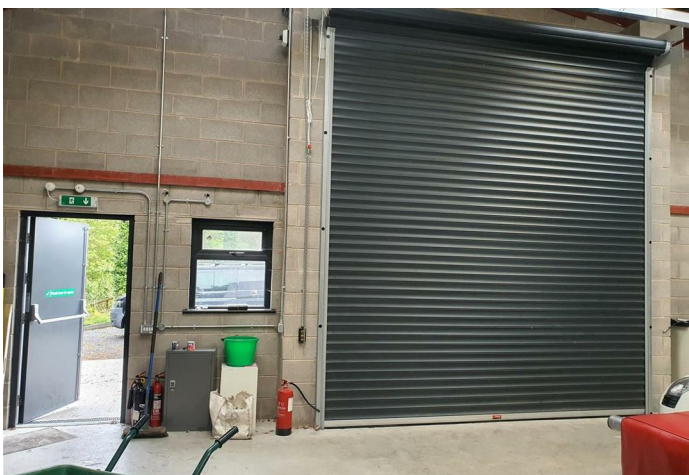
Subject to landlord's approval and appropriate planning permission.






Restrictions

No Food Production companies

Viewing

Strictly By Appointment With The Agent



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Comber ■
27 Castle Street, Comber, BT23 5DY
T 028 91 8789596

Saintfield
1B Main Street, Saintfield, BT24 7AA
T 028 97 568300

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