

Tim Martin
— .co.uk



75a Ballykeel Road
Moneyreagh
BT23 6BW

Rent
£15,000 Per
Annum (Exclusive)

www.timmartin.co.uk
Telephone 028 91 878956

A spacious storage/distribution unit situated on the outskirts of Moneyreagh, close to the surrounding towns of Carryduff and Comber, whilst remaining in close proximity to both Belfast and Lisburn.

The unit, extending to approximately 3,695 sqft or thereabouts is approached by a laneway, leading from the county road. Internally the unit is accessed by an electric roller shutter door with separate pedestrian access and enjoys kitchen and WC facilities and a separate office. Outside, there is a small concrete area to the front (area to be defined by the landlord).

Storage / Distribution Unit

3695 Sqft (approx)
 Electric roller shutter door (13'9 high x 13'0 wide);
 fluorescent lighting; pedestrian access; separate
 kitchen and wc facilities; separate office with light
 and power; single phase electric.

Rent

£15,000 per annum and VAT (if applicable)

Total NAV

£9100.00

Rates Payable

£5151.97 per annum (approx)

Please Note

All prospective tenants should make their own enquiries to confirm the NAV/rates payable. All prices, outgoings etc. are exclusive of but may be subject to VAT.

Lease

On a full repairing and insuring lease.

Term

Negotiable






Deposit

Totalling 3 months rent in conjunction with one month's rent in advance.

Use

Storage / Distribution only.



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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