Situated close to the Ballygowan Road and a ten minute drive from Castlereagh. We are pleased to offer this light industrial warehouse complex to the market.

The units are partially let and offer those with an owner/occupier requirement an opportunity to purchase their own business premises. There is the option for further expansion if desired. The complex is for sale as a whole or in lots.

A Planning Application has been lodged to change the location of the entrance from the existing entrance.

**VAT:** The premises are not registered for VAT.

**VIEWING:** By Appointment with the Agents.

**PLANNING APPLICATION:**
A Planning Application has been lodged with the Planning Service for a new entrance. If the sale is completed prior to a decision from the Planning Service, the property will be sold with the benefit of a Right of Way over the existing entrance until such times as the permission is granted and a reasonable time allowed to construct the new entrance.
ACCOMMODATION

WAREHOUSE 7: Insulated roof; electric roller door; small office; fluorescent lighting; separate wc and wash hand basin with water heater over.

WAREHOUSE 6: Electric roller door; fluorescent lighting; insulated roof.

WAREHOUSE 5: Electric roller door; fluorescent lighting; insulated roof; separate wc and pedestal wash hand basin with Heatstore water heater.

WAREHOUSE 4: Electric roller door; fluorescent lighting; insulated roof; separate wc and pedestal wash hand basin with water heater over.

WAREHOUSE 3: Electric roller door; plumbed for wc; fluorescent lighting and power points.