

Site at Sanda Road, Newtownabbey, BT37 9SL

To Let

Secure Self-contained Site Totalling Approx. 1.6 Acres (0.65 Hectares). Suitable for a Variety of Uses.



**Lambert
Smith
Hampton**

Location

The subject property occupies a highly prominent position just off Sanda Road, with excellent frontage onto the Shore Road, approximately 3 miles north of Belfast City Centre, and is easily accessible via the M2 Motorway. The Shore Road is one of the main arterial routes that links the City to North Belfast, Newtownabbey and Carrickfergus. Shore Road benefits from good communication links via public transport including Translink metro services and the recently refurbished York Gate train station. The location provides ease of access North and South of Belfast City Centre.

The subject is located approximately 0.7 miles from the Abbey Shopping Centre and Longwood Retail Park. The well-established commercial and industrial location of Mallusk is located approximately 6 miles from the subject. Nearby occupiers include Robert Hair and Company, Timeless Kitchen, Ibrand Everything, Abbey Car Breakers and Maxol.

- 5 miles from Belfast Port
- 21 miles from Larne Port
- 107 miles from Dublin Port
- 16 miles from Belfast International Airport
- 7 miles from Belfast City Airport
- 103 miles from Dublin Airport

Description

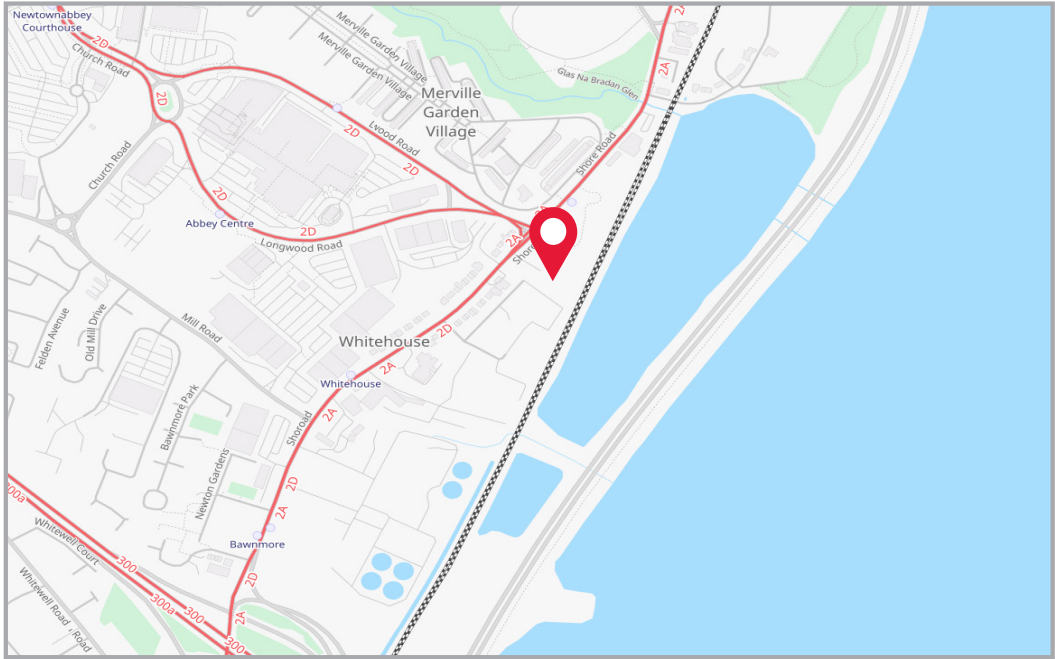
- Self-contained site totalling approximately 1.6 acres.
- Land zoned as 'Existing Employment.'
- Secure perimeter palisade fencing.
- Double hung security gates.
- Suitable for a variety of commercial uses.
- Excellent frontage onto the Shore Road.

Schedule of Accommodation

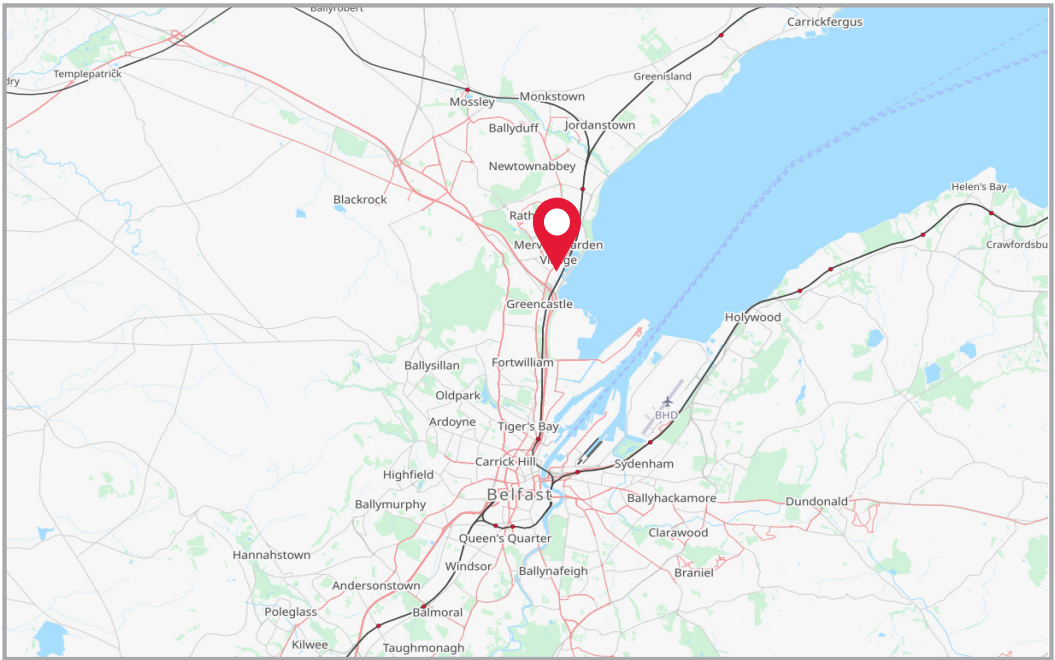
Site	Acre	Hectare
Site	1.6	0.65

Lease Details

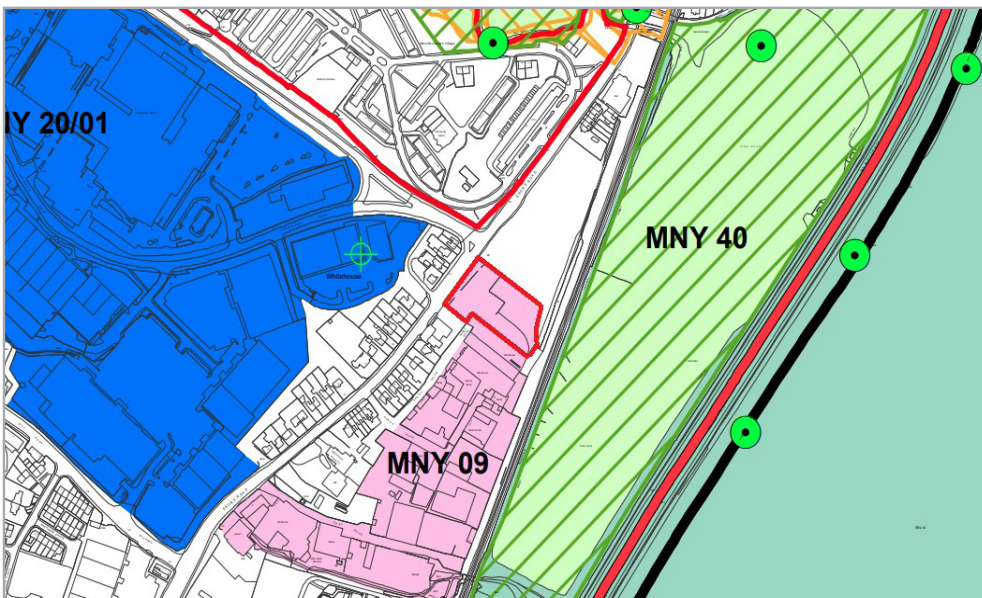
- Rent - On Application.
- Term - By Negotiation.
- Service Charge - A service charge will be levied to cover a fair proportion of maintainance of common areas.
- Insurance - The tenant to reimburse the landlord with the cost for insuring the premises. To be concluded on a pro-rata basis.



For Indicative Purposes Only







Zoning

We have been advised that the site is zoned as 'Existing Employment.'

Rates

We have been advised that rates are to be reassessed by Land and Property Services upon occupation.

Value Added Tax

The subject premises is elected for VAT, therefore VAT will be payable in addition to the rent.

Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

**Lambert
Smith
Hampton**

Kyle Abernethy
07429 777911
kabernethy@lsh.ie

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