

31 Windmill Road, Saintfield, BT24 7DX

To Let By Way of Assignment/Sublease

Warehouse/Tradecounter accommodation with ancillary office suites extending to approximately 5,335 sq ft



Lambert
Smith
Hampton

Location

Saintfield is situated on the main A7 Belfast Road, approximately 11.2 miles south of Belfast City Centre and approximately 12 miles from the key industrial hubs of Lisburn, Lurgan and Portadown via the Lisburn Road. This arterial route provides ease of access to various other locations including the towns of Dromore, Ballynahinch and Hillsborough, all of which are within a 12 mile radius.

The subject property is located within Windmill Business Park on the outskirts of Saintfield, and approximately 10 miles from the M1 Motorway. 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. Occupiers within the vicinity include G&W Moore, Jude Cassidy, McVeigh Contracts and Donite Plastics.

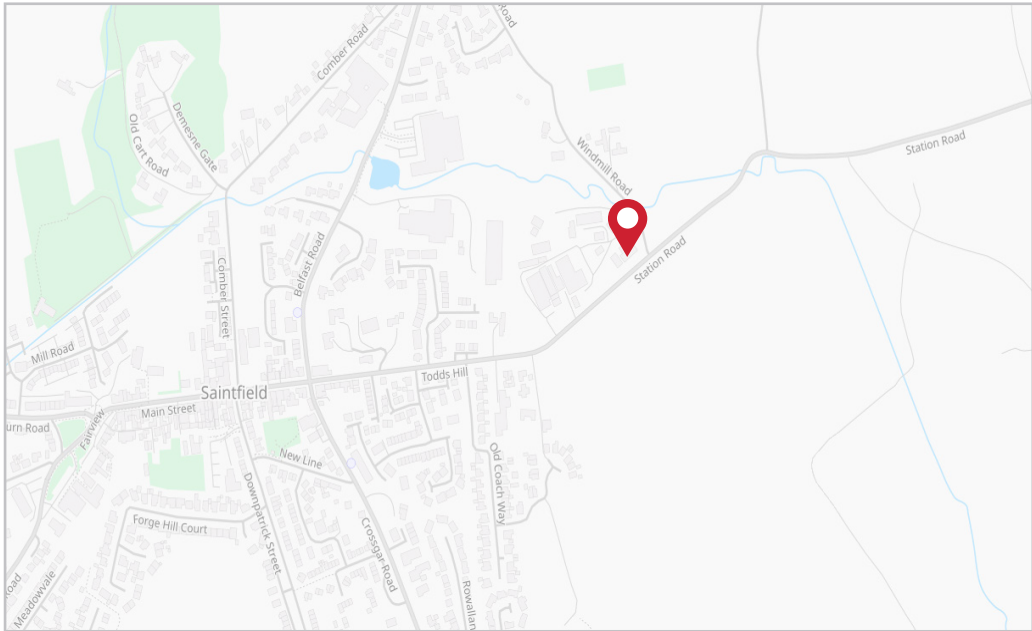
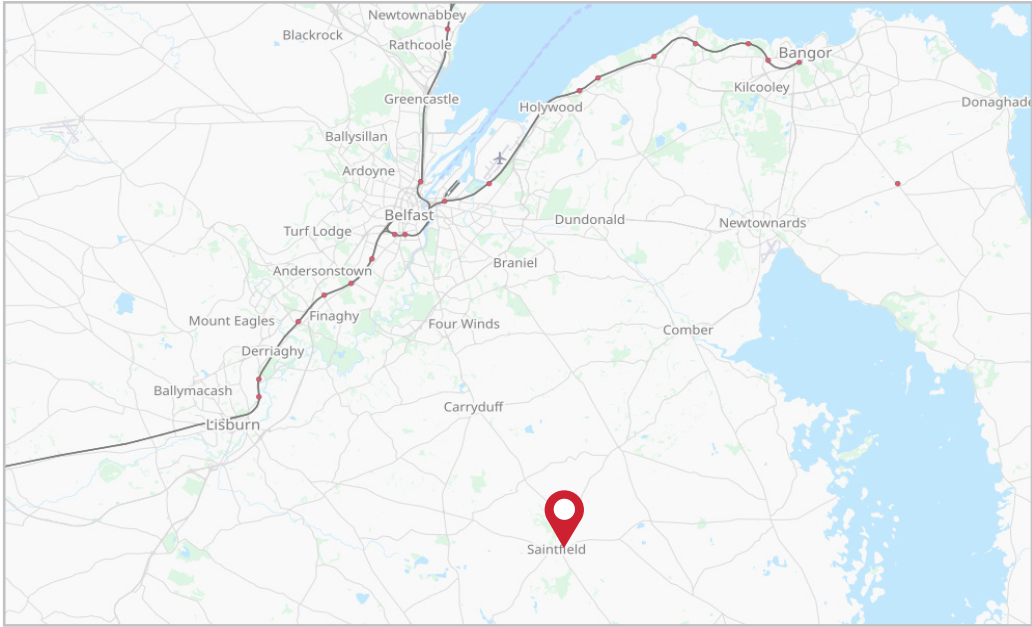
- 26 miles from Belfast International Airport
 - 14 miles from Belfast City Airport
 - 98 miles from Dublin Airport
- 13 miles from Belfast Port
 - 34 miles from Larne Port
 - 103 miles from Dublin Port

Description

- Warehouse totalling approx. 3,568 sq ft.
- Ancillary offices extending over ground and first floor of approx. 1,767 sq ft and benefits from LED lighting, perimeter trunking and air conditioning.
- Concrete warehouse flooring.
- Steel portal frame.
- Electric roller shutter door access.
- Double profile cladded insulated roof.
- Fire alarms.
- Combination of LED spot lighting and flourescent strip lighting.
- 3 phase power supply.
- Pedestrian door access.
- Large yard area with ample onsite car parking.

Schedule of Accommodation

	Sq Ft	Sq M
Offices (Ground Floor)	866	80.45
Offices (First Floor)	901	83.70
Warehouse	3,568	331.48
Total:	5,335	495.63



For Indicative Purposes Only





Lease Details

The property is currently under lease for 10 years from 1st October 2020 and is available by way of assignment or sublease. Further details are available upon request from the agent.

Energy Performance Certificate

The property benefits from an EPC rating of D98 and the Energy Performance Certificate is available upon request.

Rates

We have been advised by Land and Property Services that the rateable value of the property is as follows:

Net Annual Value: £16,650.00

Rate in £ 2025/26: £0.600784

Rates Payable (if applicable): est £10,003.05 per annum.

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**

Kyle Abernethy
07429 777911
kabernethy@lsh.ie

Cerys Moore
07824 850338
cmoores@lsh.ie

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