

# Unit 2, Ballyoran Business Park, Dundonald, BT16 1XJ

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## To Let

Warehouse Unit of 5,051 sq ft with roller door access and generous on-site car parking



**Lambert  
Smith  
Hampton**

## Location

The subject property is prominently located on the Upper Newtownards Road, approximately 6.5 miles from Belfast and 5 miles from Newtownards. The area benefits from good transportation links with easy access to the A2 and M3 Motorway network. Access to the site is off the Ballyoran Lane. East Belfast has a total population of 89,933. The property boasts excellent frontage onto the dual carriage and is situated adjacent the former Rolls Royce factory which is earmarked for redevelopment.

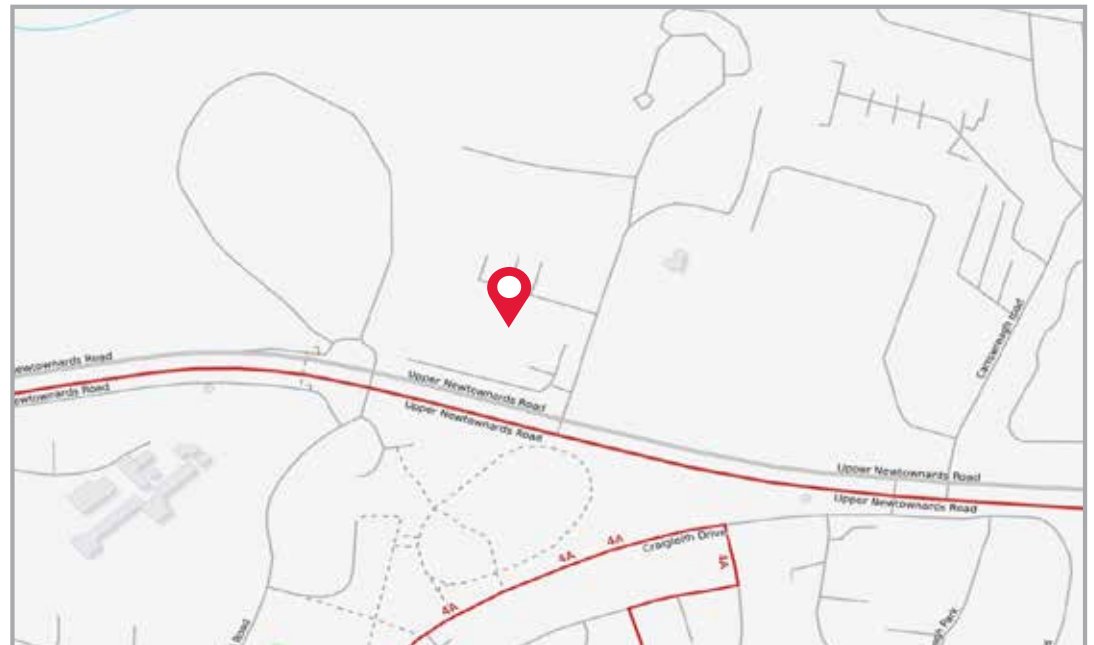
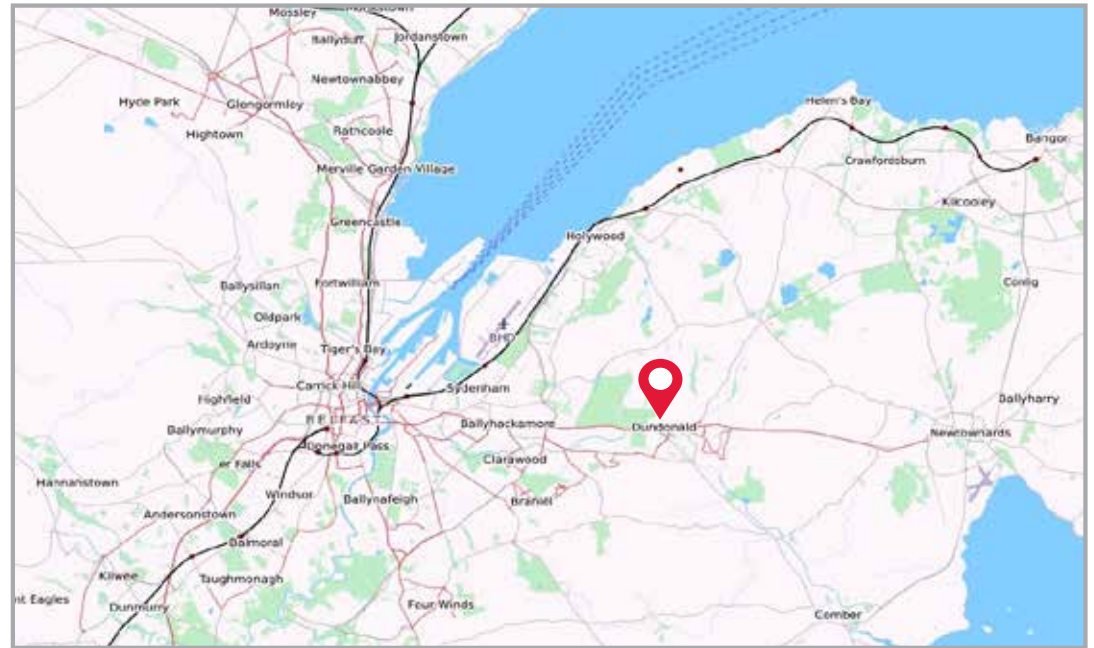
Other businesses in the area include Gilnahirk Tyres, Wrights Accident Repair, Event Advertising and Halifax Call Centre. Carrowreagh Business Park is located in close proximity to the subject.

## Description

The property comprises of a large warehouse complex, home to the former Adamsez Factory. The property sits on a site of approximately 2.4 acres and as such provides good external circulation/ parking.

The unit is fitted out to a good standard to include:-

- Sawtooth roof
- Fluorescent strip lighting
- On-site car parking
- Electric roller shutter door
- 3 phase electricity
- Concrete floor
- Pedestrian Access Door
- Frontage onto dual carriageway



For Indicative Purposes Only

# Schedule of Accommodation

Unit	Type	Size Sq Ft	Status
Unit 2	Warehouse	5,051	To Let
Total		5,051	

Please contact the agent for further information.

## Lease Details

**Term** - By negotiation.

**Rent** - On application.

**Rent Review** - 5 yearly.

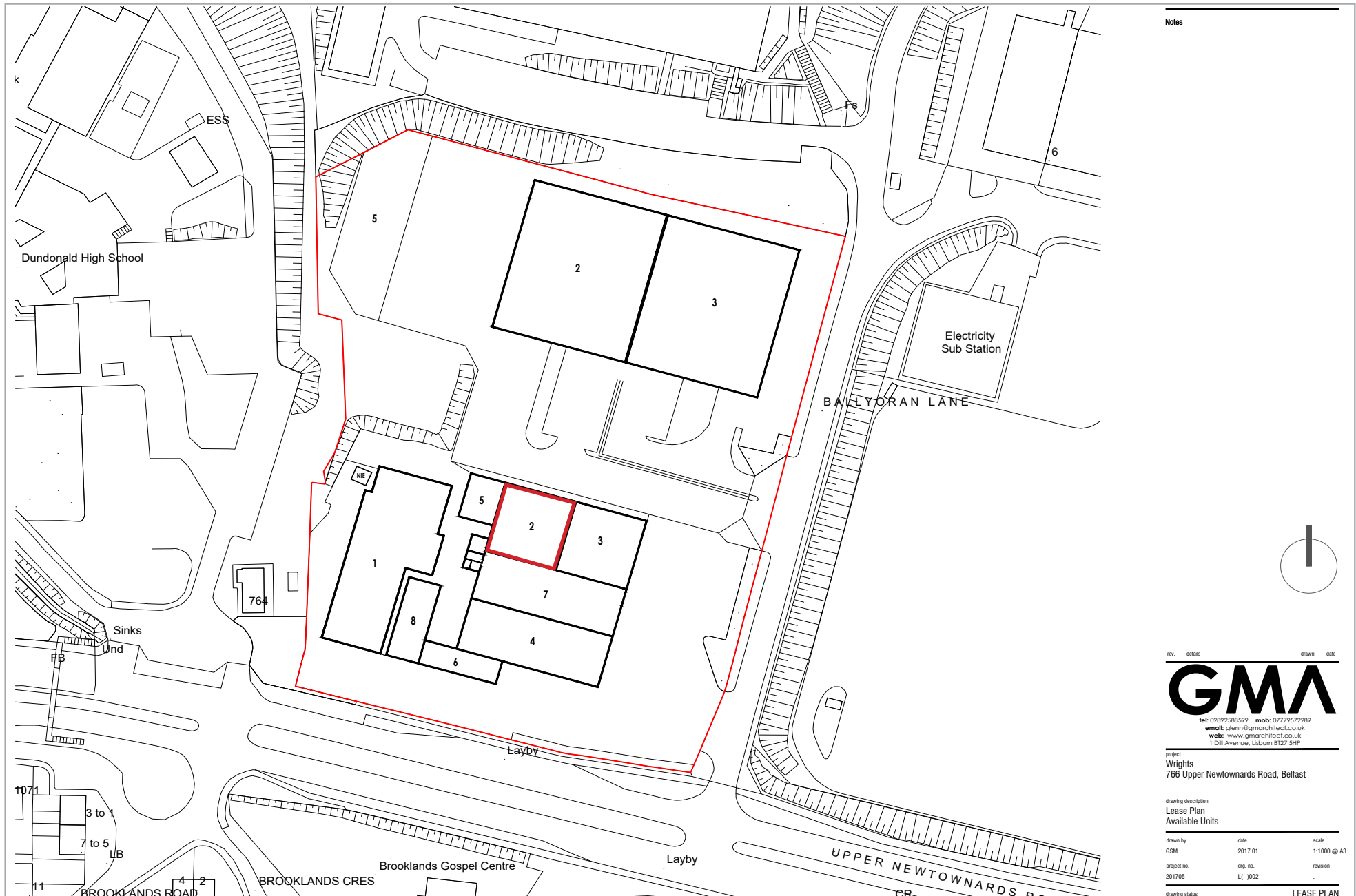
**Repairs** - The tenant is responsible for internal and external repairs.

**Insurance** - The tenant will reimburse the landlord with the cost of insuring the property.



Unit 2





Notes

rev.	details	drawn	date
<p><b>GMA</b>  tel: 02892588599 mob: 07779572289  email: glenn@gmarchitect.co.uk  web: www.gmarchitect.co.uk  1 Dill Avenue, Lisburn BT27 5HP</p>			
<p>project  Wrights  766 Upper Newtownards Road, Belfast</p>			
<p>drawing description  Lease Plan  Available Units</p>			
drawn by	date	scale	
GSM	2017.01	1:1000 @ A3	
project no.	dep. no.	revision	
201705	LC-002		
drawing status	LEASE PLAN		



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## Rates

We have been advised by Land & Property Services of the following:-

Net Annual Value: £15,200

Rate in £ 19/20: £0.5667

Rates payable, if applicable: £8,614

## Value Added Tax

We are advised that the subject property is VAT registered and therefore VAT will be charged in addition to the prices quoted.

## Viewing Details / Further Information

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

**Lambert  
Smith  
Hampton**

Ian Harbinson  
**07876 454232**  
iharbinson@lsh.ie

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