

Site 5, Dundrod Road, Nutts Corner, Crumlin, BT29 4SR

For Sale / To Let

Self contained site of approximately 2.06 acres including 2 small outhouses and a temporary portacabin



Lambert
Smith
Hampton

Location

The subject property is situated within an industrial complex off the Dundrod Road, located a short distance from the Nutts Corner roundabout. The property benefits from good road connections located approximately 8.75 miles from Junction 5 of the M2 Motorway, and 11.4 miles from Junction 9 of the M1 Motorway. The property is accessed from the B101 Dundrod Road through an industrial estate, situated in the Southwest portion of the estate.

This site is well positioned providing ease of access north and south of the province as well as Northern Ireland's main transport hubs:

- 13.8 miles from Belfast Port
- 25.4 miles from Larne Port
- 107.5 miles from Dublin Port
- 5.9 miles from Belfast International Airport
- 14.3 miles from George Best Belfast City Airport
- 103.1 miles from Dublin Airport

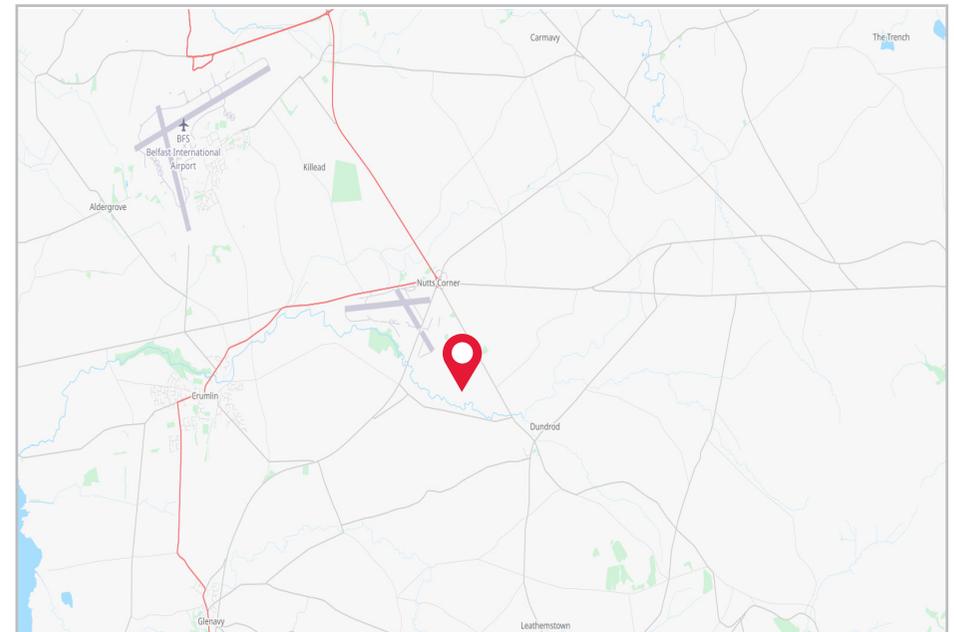
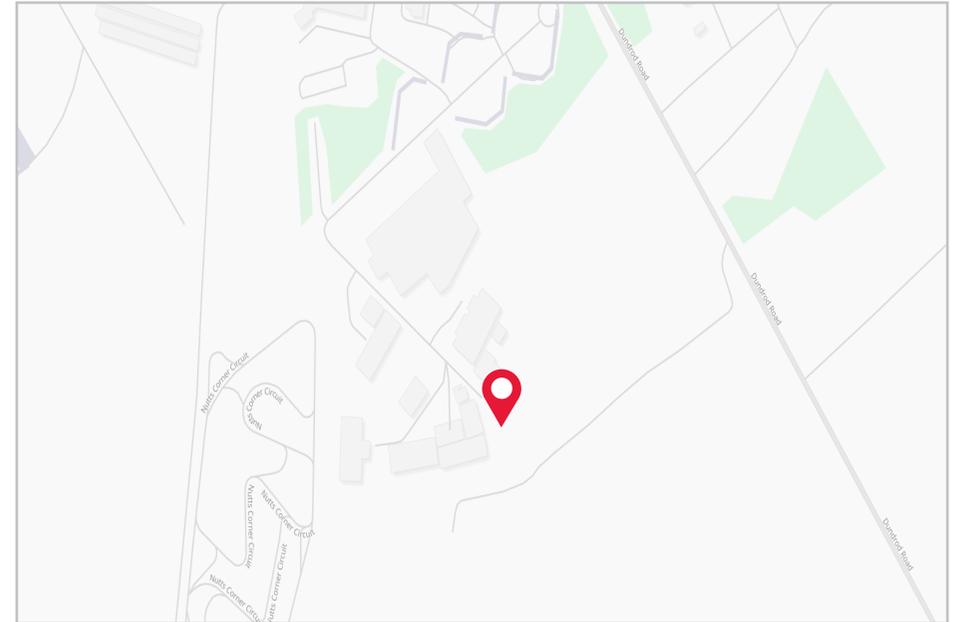
Description

The subject property comprises a self-contained site of approximately 2.06 acres. This site is bordered on the south side by a tree line and surrounding agricultural land. To the north and west side of the property the site borders a number of multi-let industrial units and can be accessed directly from the Dundrod Road. The site benefits from a concrete surface as well as 2 no. small outhouses and a single temporary portacabin which is currently used as a site office.

The site will be sold / let with vacant possession and will be cleared prior to completion.

Schedule of Accommodation

	Acres	Hectres
Site 5	2.06	0.83
Total	2.06	0.83



Site 5



Site 5





Title

We are advised that the property is held by way of long leasehold with 103 years remaining and subject to an annual ground rent of £26,244 per annum.

Lease Details

Term - By negotiation.

Rent - £60,000 per annum.

Repairs - Full repairing and insuring terms.

Insurance - The tenant will be responsible for reimbursing the landlord with the cost of insuring the premises.

Asking Price

Price on application.

Rates

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

Value Added Tax

We are advised that the subject property is registered for VAT, therefore VAT will be payable in addition.

Further Information

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

**Lambert
Smith
Hampton**

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