

# TO LET

## MODERN LIGHT INDUSTRIAL/DISTRIBUTION UNIT



**UNIT 44 CITY BUSINESS PARK  
DERRIAGHY, BELFAST  
BT17 9HY**

**Campbell  
Cairns**  
Commercial

**028 9024 9024**

C. 5634 sqft / 523.40 sqm

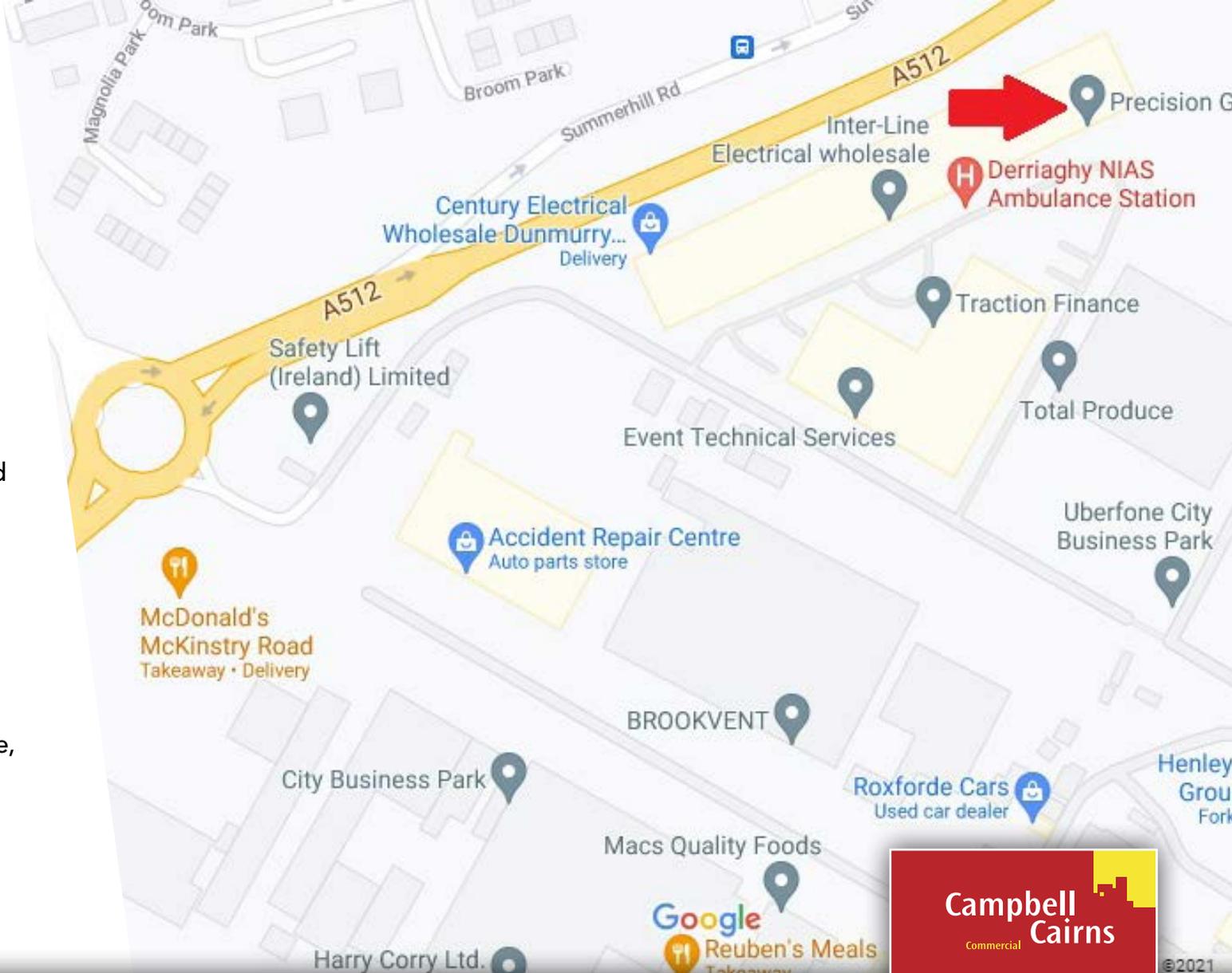
## LOCATION

City Business Park is ideally situated close to Junction 3 of the M1 motorway approximately 6.2 miles south of Belfast and 2.6 miles north of Lisburn in an already established commercial location. Occupiers within City Business park include Traction Finance, NI Fire Service, Total Produce and Precision Industrial.

Excellent road communication providing first class province wide access is supported by frequent bus services passing nearby and regular train services to the adjacent Dunmurry rail platform.

## DESCRIPTION

The subject property is a modern mid terrace business unit located within a secure, established industrial site with 24 hour access. The building is of steel portal frame and steel clad elevations. The warehouse benefits from an electric roller shutter, 3 phase electricity and on site car parking.



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# ACCOMMODATION

The following approximate area has been calculated in accordance with the RICS Code of Measuring Practice:

Gross Internal Area      5634 sqft / 523.40 sqm

# LEASE DETAILS

Rent	£28,000 per annum exclusive
Term	Minimum 5 year lease
Repairs	FRI by way of service charge recovery
Insurance	Approximately £615 per annum
Service Charge	To cover the upkeep of common areas and management of the estate, approximately £2070 per annum.

# RATES

We are advised by Land & Property Services that the NAV of the property is £20,600. Rate in the £ 2021/22 is £0.505616 giving an annual rates bill of approximately £10,415.



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## VIEWING

By appointment through Campbell Cairns

Contact [aine@campbellcairns.com](mailto:aine@campbellcairns.com)  
or telephone Aine Lavery 07739808606

## VAT

Prices, outgoings and rent do not include  
VAT which may be chargeable.

Campbell Cairns (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Campbell Cairns or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Campbell Cairns cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Campbell Cairns has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Campbell Cairns will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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