

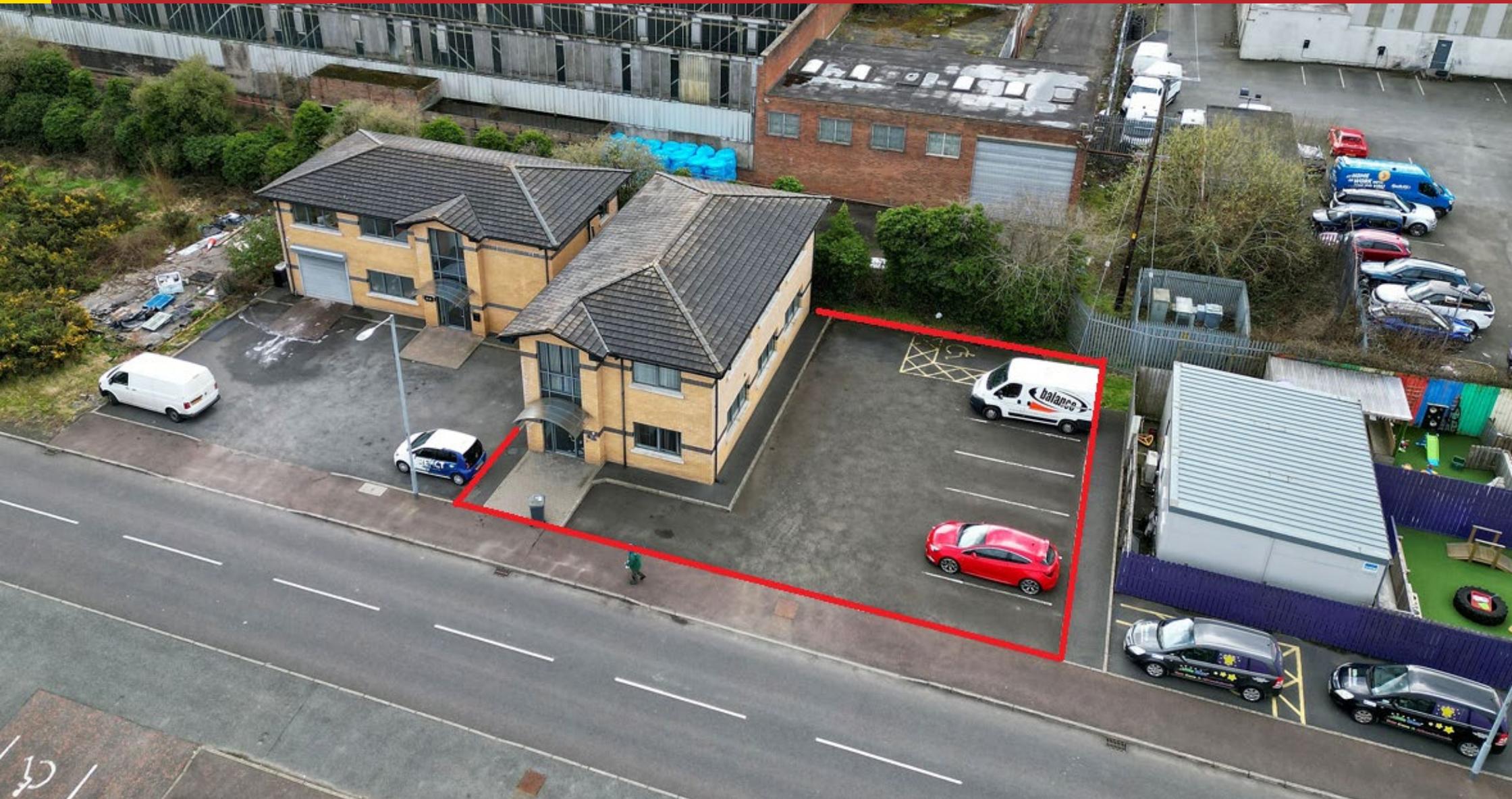
# TO LET

## GROUND AND FIRST FLOOR OFFICE ACCOMMODATION

UNIT C, 202 CITY BUSINESS PARK, DUNMURRY, BT17 9HY

Campbell  
Cairns  
Commercial

028 9024 9024



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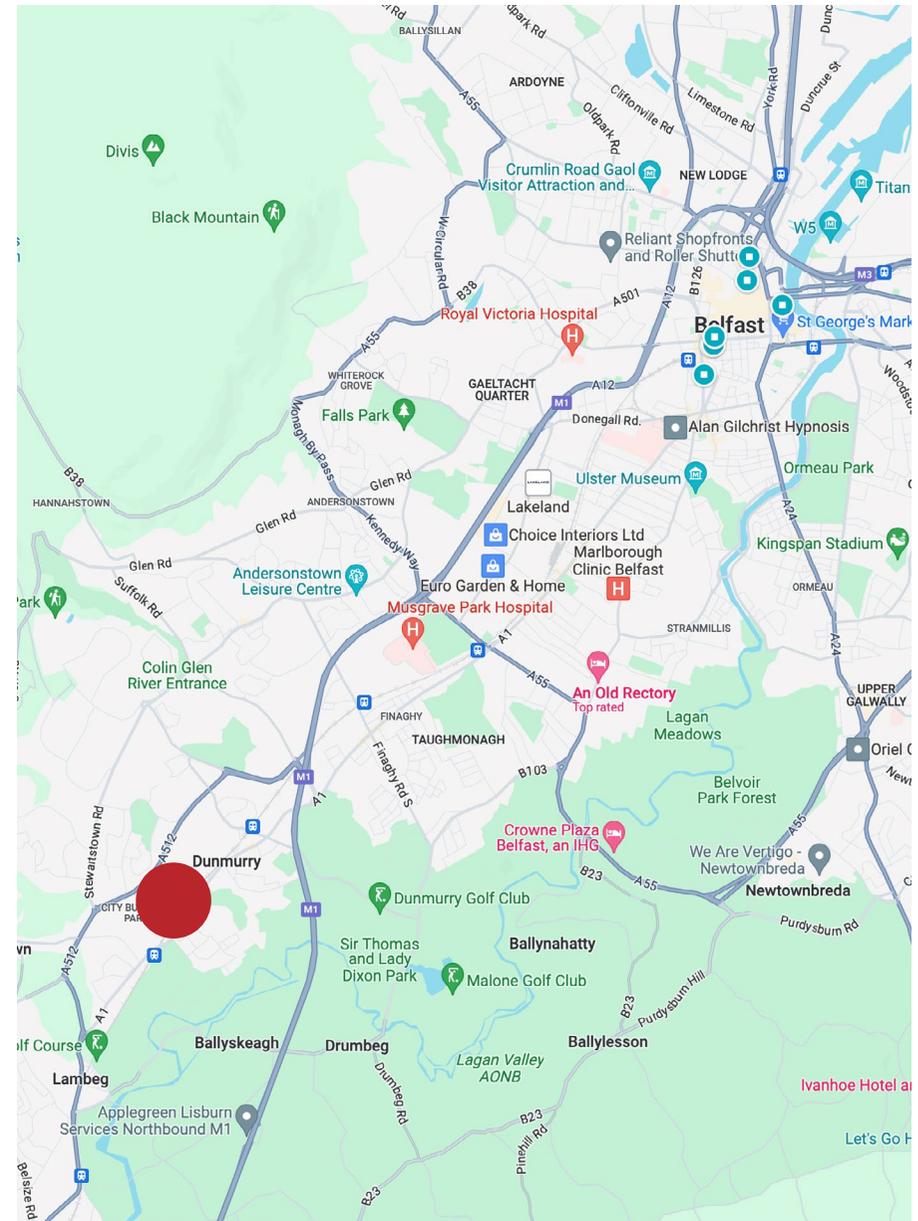
### LOCATION

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, Safety Lifts and Total Produce.

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 property comprises ground and first floor office accommodation fitted to a high standard. Ground floor benefits from open plan office space, kitchenette and store. At first floor the office is provided with open plan office accommodation, one individual office and a board room. Both ground and first floor are provided with WC facilities. Access to first floor is gained by both a staircase and a lift.



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### ACCOMMODATION

The following approximate areas have been calculated:

Description	Sq Ft	Sq M
GIA	2,090	194.16

### LEASE DETAILS

Rent:	£21,500 per annum exclusive
Term:	Negotiable
Service Charge:	The tenant will be responsible for a fair proportion of the overall service charge
Repairs:	Tenant responsible for internal repairs
Insurance:	Tenant will be responsible for reimbursing the Landlord with a fair proportion of the insurance premium.

### NAV

We have been advised by Land and Property Services the NAV of the property is £11,200 therefore rates payable are approximately £5,892.84 per annum.

### VAT

Rentals, prices and outgoings do not include VAT which may be chargeable.

### EPC's

TBC

### VIEWING

Strictly by appointment through Campbell Cairns (Tel: 028 9024 9024).





For viewing appointments please contact:

**Ronan Campbell**

07803 722898  
ronan@campbellcairns.com

**Emily Law**

07703 809256  
emily@campbellcairns.com

**Campbell Cairns**

Scottish Provident Building, 7 Donegall Square West, Belfast, BT1 6JH  
028 9024 9024  
info@campbellcairns.com

[campbellcairns.com](http://campbellcairns.com)

**EPC**



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**Customer Due Diligence** - As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made> Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Campbell Cairns. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.