

TO LET – INDUSTRIAL UNIT

7 Tower Lane, Hillsborough Road, Moneyreagh, BT23 6AY

CBRE NI

PART OF THE AFFILIATE NETWORK



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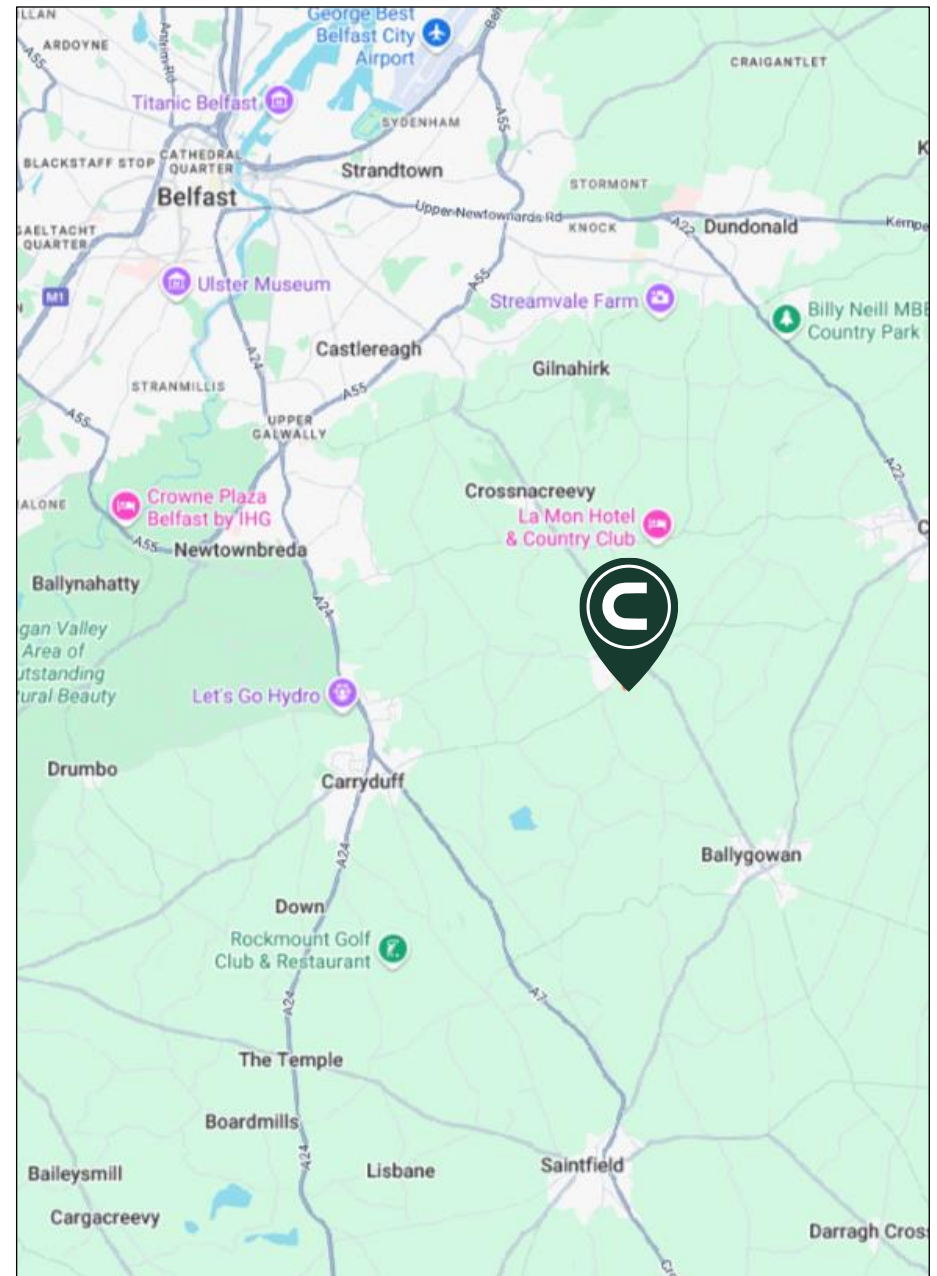
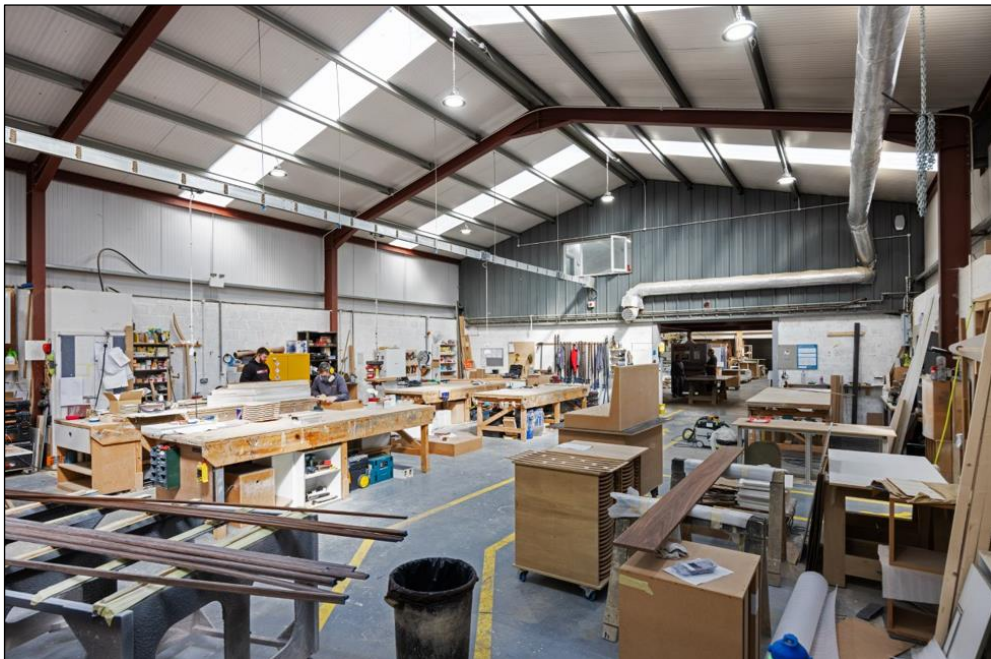
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Key Benefits

- Stand alone industrial unit on a secure site
- Property is located 8 miles from Belfast city centre
- On-site car parking

Location

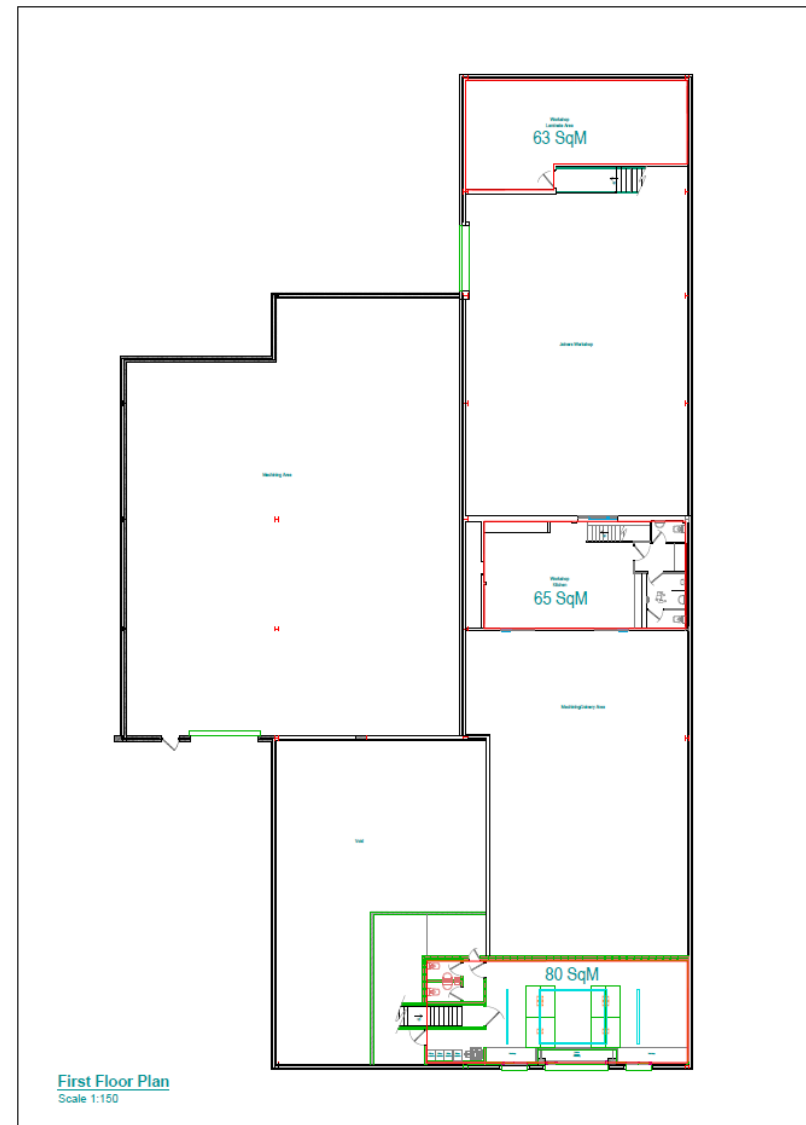
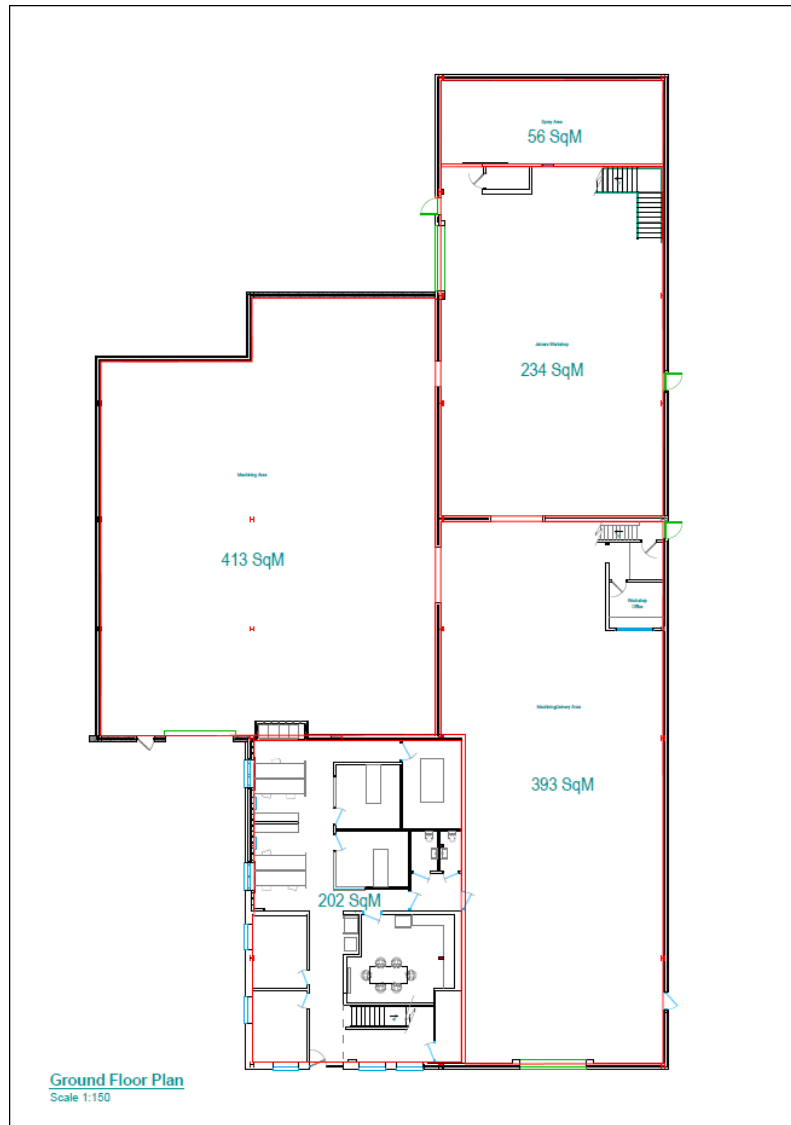
The subject property is located on the outskirts of Moneyreagh which is situated on Tower Lane, off the Hillsborough Road. The location provides an ease of access to Greater Belfast, approximately 8 miles from the City Centre and approximately 3 miles from Carryduff. George Best City airport is located approximately 8 miles away. The subject provides easy access to Belfast via the A23.



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Floor Plans



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Description

The unit extends to approximately 16,200 sq ft over ground and first floor on a secure site of 1.2 acres with on site car parking for 30 vehicles. The ground floor consists of open plan offices finished to include carpeted flooring, suspended ceilings and plastered and painted walls, along with ground floor workshop areas. The first floor includes further office accommodation. The unit benefits from 2no. roller shutter doors and solar panels on the roof.

Tenure

Rent	£95,000 per annum, exclusive
Term	5 years
Repairs/Insurance	Full repairing and insuring basis

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £39,950. Therefore, the estimated rates payable for 2025/26 is £22,617.

AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

VAT

All prices are quoted exclusive of VAT, which may be payable.

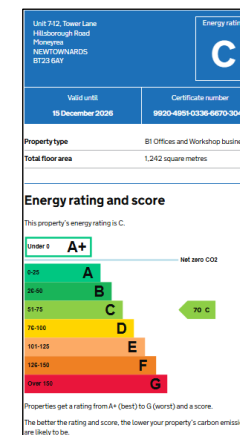
Accommodation

Area		
Ground Floor	1,298 Sq M	13,972 Sq Ft
First Floor	208 Sq M	2,239 Sq Ft
Total	1,506 Sq M	16,211 Sq Ft

EPC

The building has been rated as C – 70 under EPC regulations.

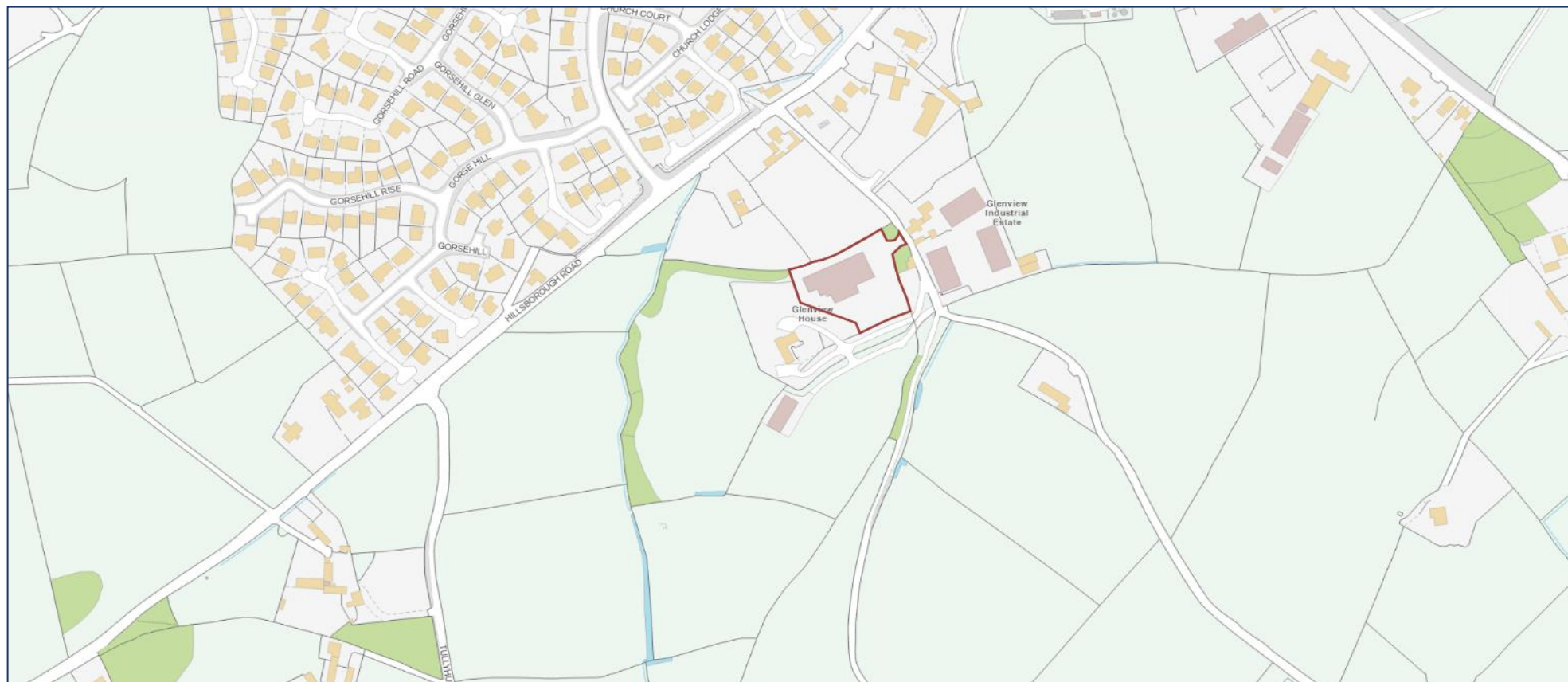
A copy of the EPC Certificates are available above and can be made available on request.



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