

FOR SALE

# INDUSTRIAL INVESTMENT

Nutts Corner Business Park  
15 Dundrod Road  
Crumlin



[www.cbre.com/ni](http://www.cbre.com/ni)



@CBRE\_NI

CBRE



# FOR SALE

# NUTTS CORNER BUSINESS PARK

15 Dundrod Road  
Lisburn



## NUTTS CORNER BUSINESS PARK

### KEY FEATURES

- Fully occupied industrial investment opportunity.
- Established industrial estate with significant asset management opportunities.
- The property benefits from a gross rental income of £70,175 pa.
- Strong tenant profile to include RMD Kwikform Ltd.

### LOCATION

Nutts Corner Business Park comprises a mix of business / warehouse / distribution occupiers. Nutts Corner is located approximately 6 miles from Belfast International Airport, 3 miles from Crumlin and 10 miles north west of Belfast. Nutts Corner roundabout provides access to Belfast, Moira and the M1 motorway via the A26.

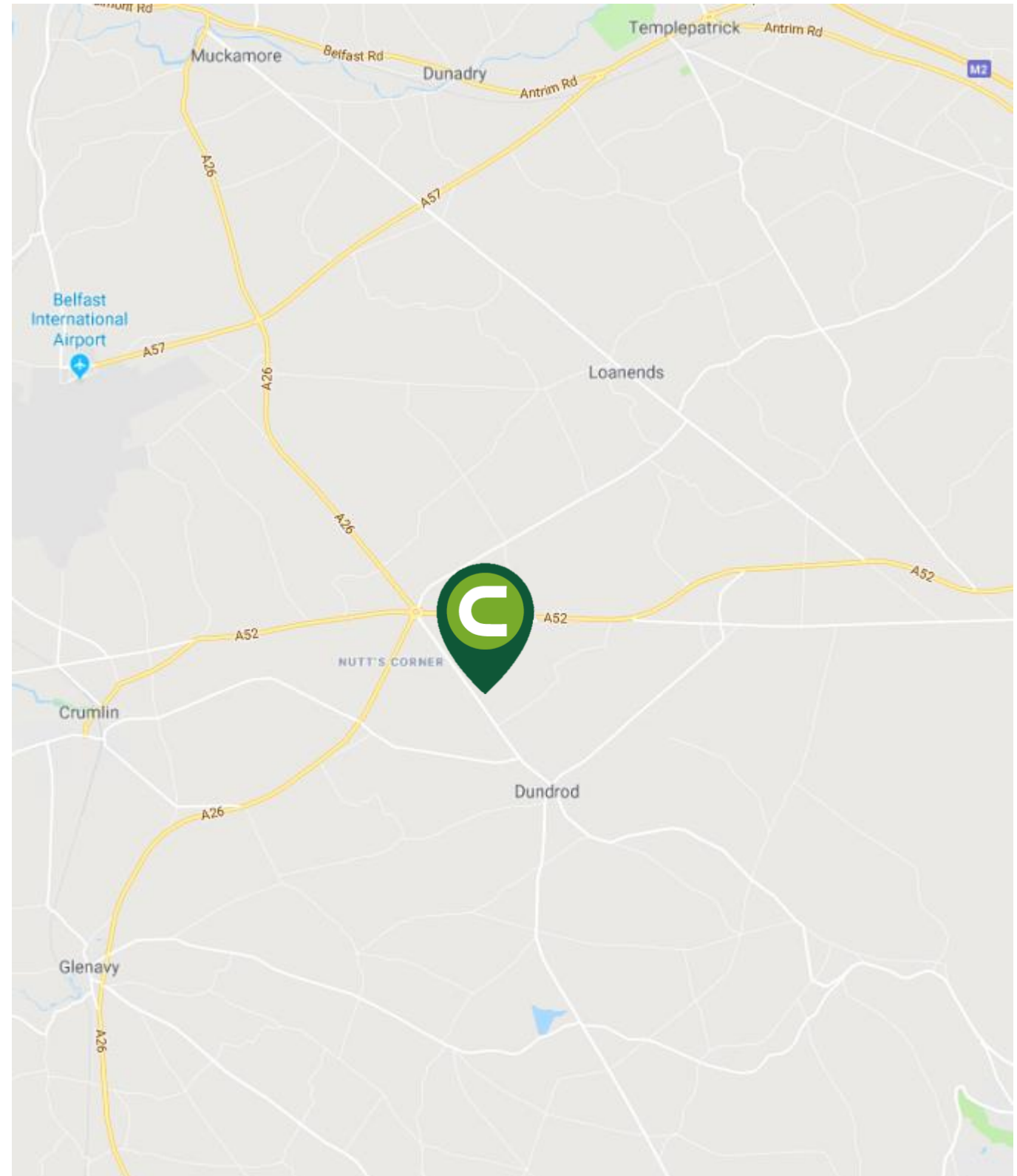
### DESCRIPTION

The subject property consists of 4 no. warehouse units and a site of 0.3 acres currently providing a rental income of £70,175 per annum.

Unit 3B is a purpose built warehouse unit c. 6,000 sq ft on a 1.05 acre self contained site, providing an income of £50,000 per annum.

Units 3D (2,3 & 5) are three terrace warehouse units within a bay of 5 currently producing an income of £14,175 per annum.

Units 1 & 4 have been sold off on long leases subject to annual ground rents.



FOR SALE

NUTTS CORNER BUSINESS PARK

15 Dundrod Road

Lisburn



NUTTS CORNER BUSINESS PARK

TENANCY SCHEDULE

Unit	Tenant	Area	Rent Pa	Lease Start	Lease End	Rent Review	Break Option
Unit 3B	RMD Kwikform Ltd	6,000 sq ft	£50,000	22/09/2017	21/09/2027	5 yearly	21/09/2022
Unit 3D2	Gerrard Maguire	2,700 sq ft	£5,400	18/09/2015	Tenancy at will currently in operation	N/a	Rolling
Unit 3D3	Byre Engineering	2,700 sq ft	£6,750	No lease available			
Unit 3D5	Morelli	1,350 sq ft	£2,025	No lease available			
Site	Morelli	0.3 acres	£6,000	No lease available			
Total		12,750 sq ft	£70,175				

FOR SALE

NUTTS CORNER BUSINESS PARK

15 Dundrod Road

Lisburn



NUTTS CORNER BUSINESS PARK

SALE PRICE

We are inviting offers in the region of £500,000, exclusive.

The property can be subdivided into lots.

VAT

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

Title

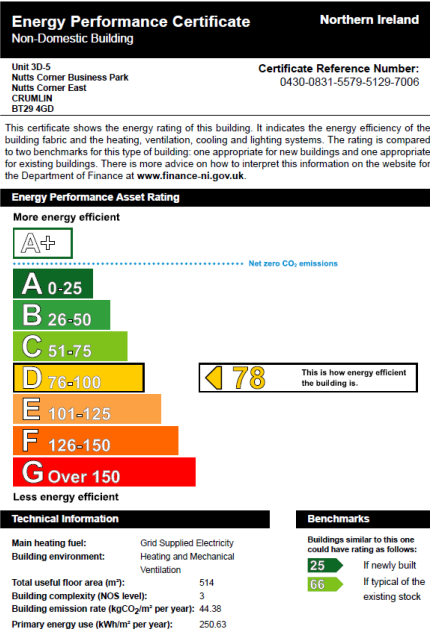
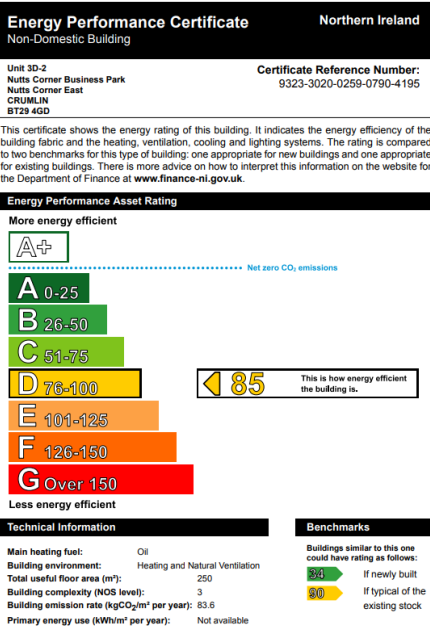
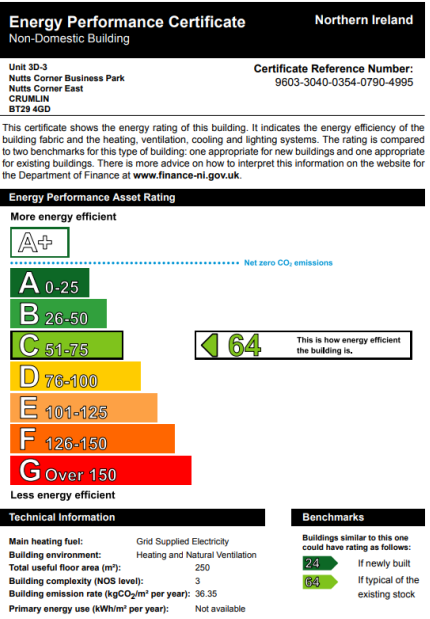
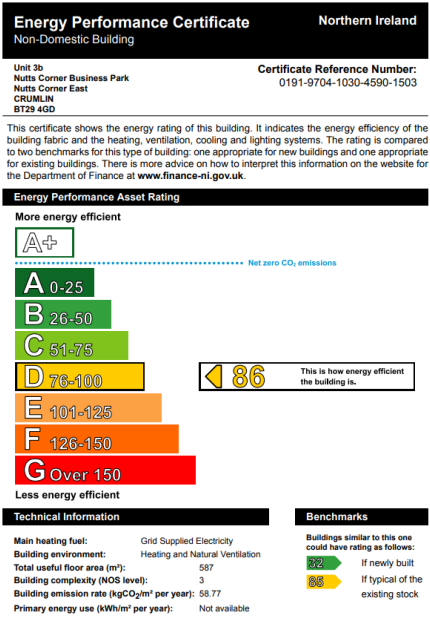
The property is held via a 125 year lease from October 2004 subject to an annual ground rent of £17,889.

The lease is subject to 5 yearly RPI linked rent reviews.

12.5% of the annual ground rent is recoverable from the long leasehold occupiers within the estate.

EPC

Copies of the EPC Certificates are available below and can be made available on request.





# FOR SALE NUTTS CORNER BUSINESS PARK

15 Dundrod Road  
Lisburn



## CONTACT US

### Tomás McLaughlin

Surveyor  
t: 028 9043 6912  
e: tomas.mclaughlin@cbre.com

### Lisa McAteer

Director  
t: 028 9043 6753  
e: lisa.mcateer@cbre.com

© 2015 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

Ref: 2912  
January 2019

[www.cbre.com/ni](http://www.cbre.com/ni)



@CBRE\_NI

**CBRE**