

# WAREHOUSE TO LET

THE CUTTS, CITY BUSINESS PARK, DUNMURRY, BELFAST, BT17 9HN

**CBRE NI**

PART OF THE AFFILIATE NETWORK



# WAREHOUSE TO LET

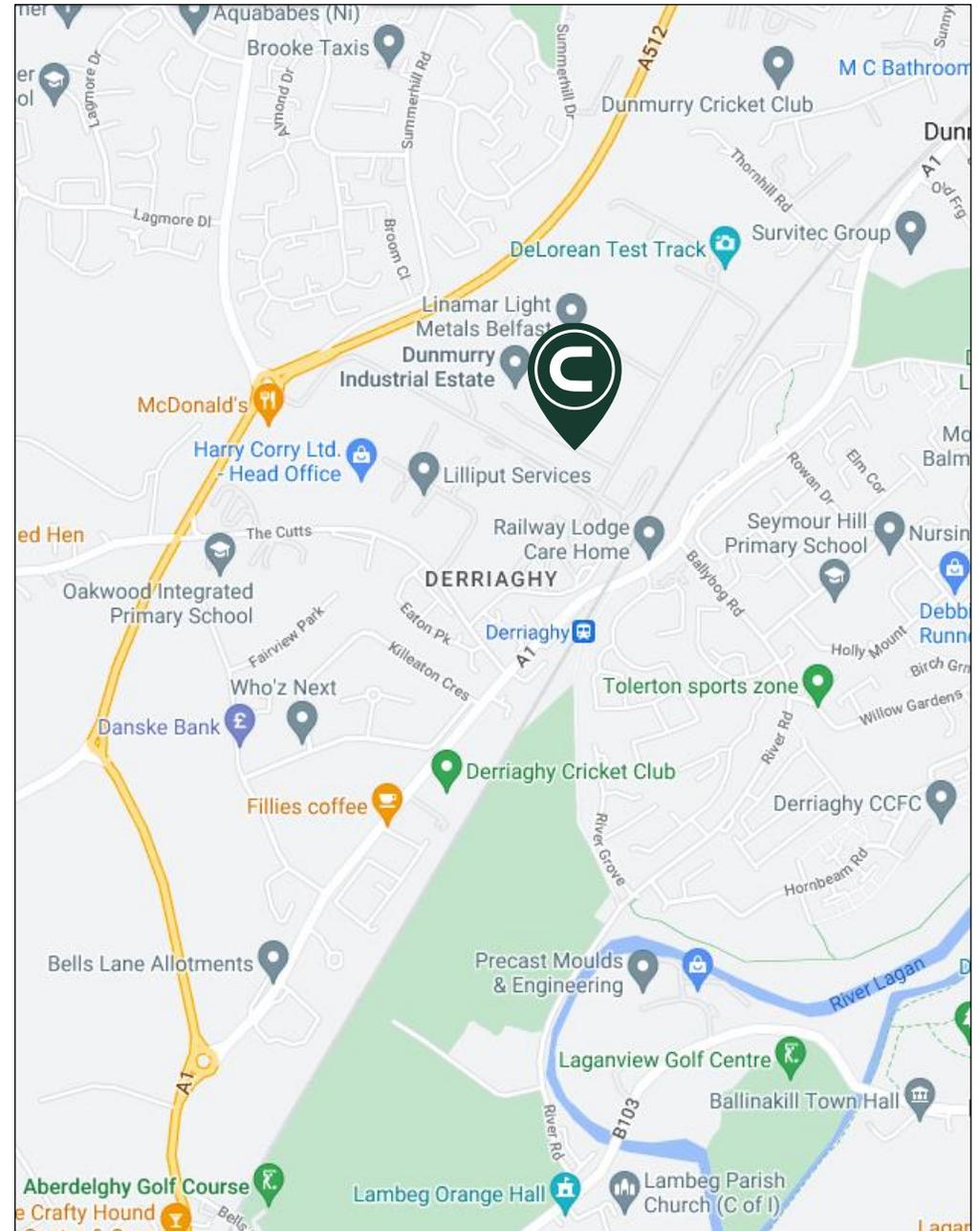
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## Location

The Cutts is a well-established industrial location conveniently situated five miles south of Belfast city centre and three miles north of Lisburn. The location benefits from easy access to the M1 motorway via the Interchange at Black's Road. Public transport links include Derriaghy train halt, and several bus stops are within walking distance. Surrounding occupiers in the area include Linamar, Spirit Aerosystems, Harry Corry, The Concept Group, Total Produce and Finaghy Cleaning Services.

## Accommodation

Area		
Warehouse	37,323 Sq Ft	3,467.4 Sq M



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## Description

The subject comprises of a warehouse located within the Linamar Complex. The property is a stand-alone warehouse of steel portal frame construction with part block and part metal cladding and a pitched roof cover. The unit benefits from 2no. electric roller shutter doors, mixture of LED and Sodium lighting, eaves height of 10m and an external yard. The site benefits from 24hr security.

## Tenure

Rent	£5.00 per sq ft per annum, exclusive
Term	5 years
Repairs/Insurance	Full repairing and insuring basis
Service Charge	There is a service charge of £5,000 per quarter which includes water charger, electric, security, external repairs and maintenance of the common areas etc.

## Rateable Value

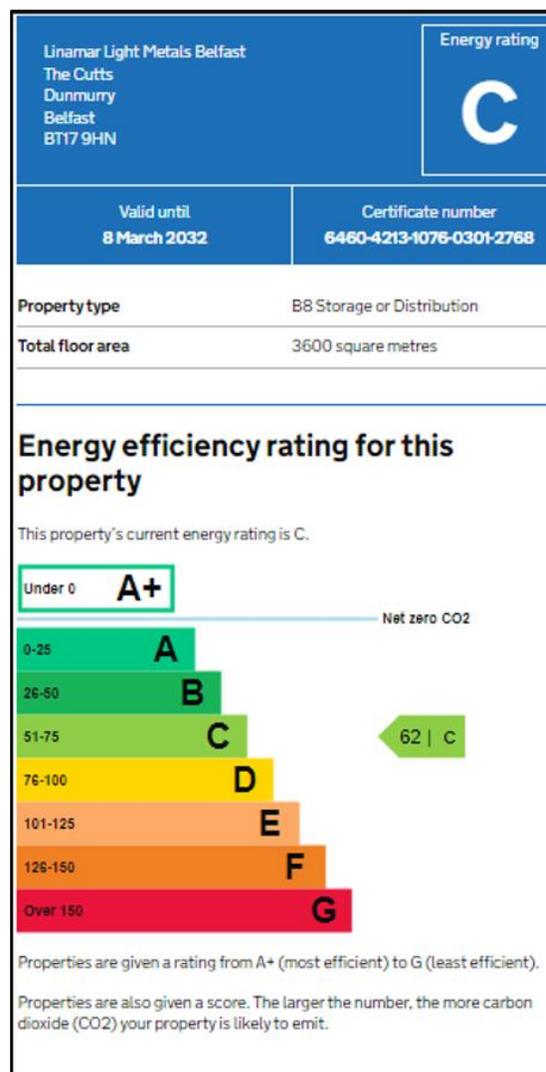
We have been advised by Land and Property Services that the estimated rateable value is £90,800. The rate in the £ for 2023/24 is £0.526146 therefore the estimated rates payable for 2023/24 is £47,774.

## VAT

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

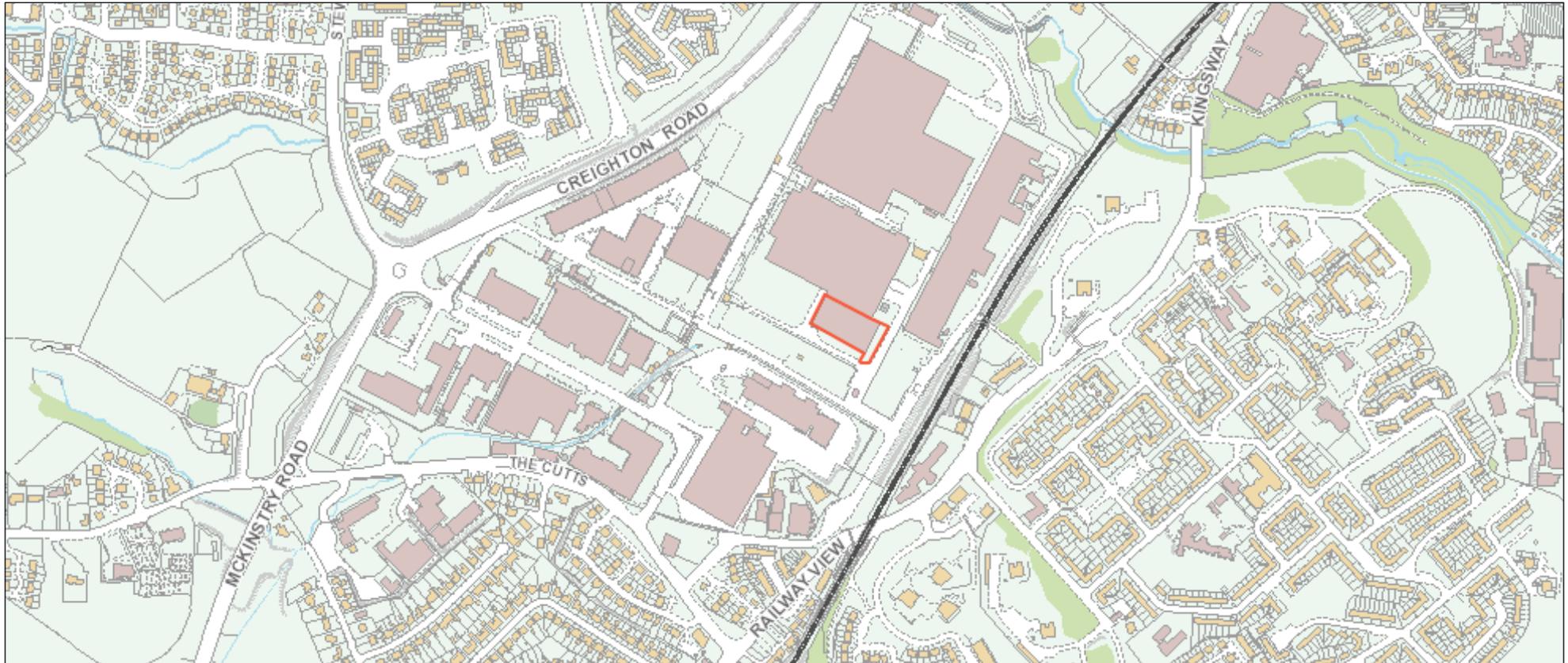
## EPC

A copy of the EPC certificate is available below and can be made available on request.



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## Contact Us

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