

WAREHOUSE TO LET

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

CBRE NI

PART OF THE AFFILIATE NETWORK



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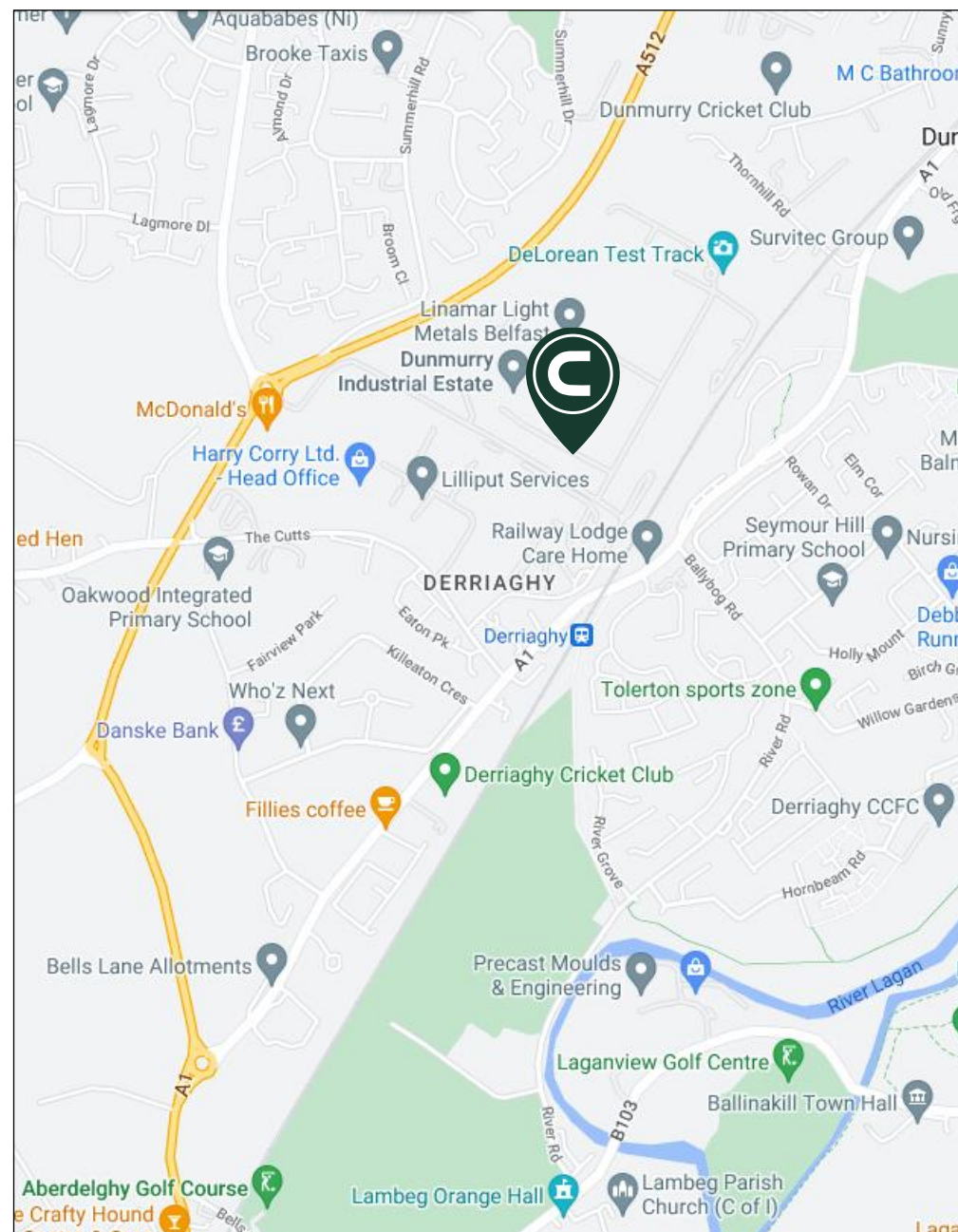
Location

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 Derriaghly 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	37,330 Sq Ft	3,468 Sq M

*Unit could be split into two units of approximately 18,665 sq ft each.



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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.

The unit can potentially be split if required to provide accommodation ranging from approximately 18,665 sq ft – 37,330 sq ft.

Tenure

Rent	£4.00 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.

VAT

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

Rateable Value

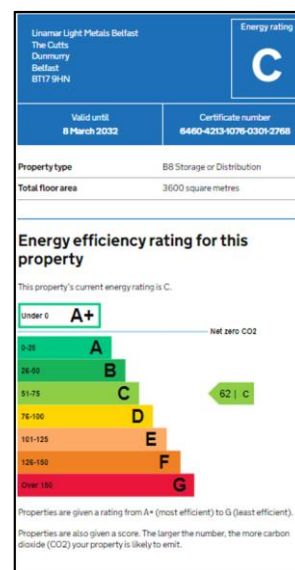
We have been advised by Land and Property Services that the estimated rateable value is £90,800. The rate in the £ for 2024/25 is £0.547184 therefore the estimated rates payable for 2024/25 is £49,684.30.

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.

EPC

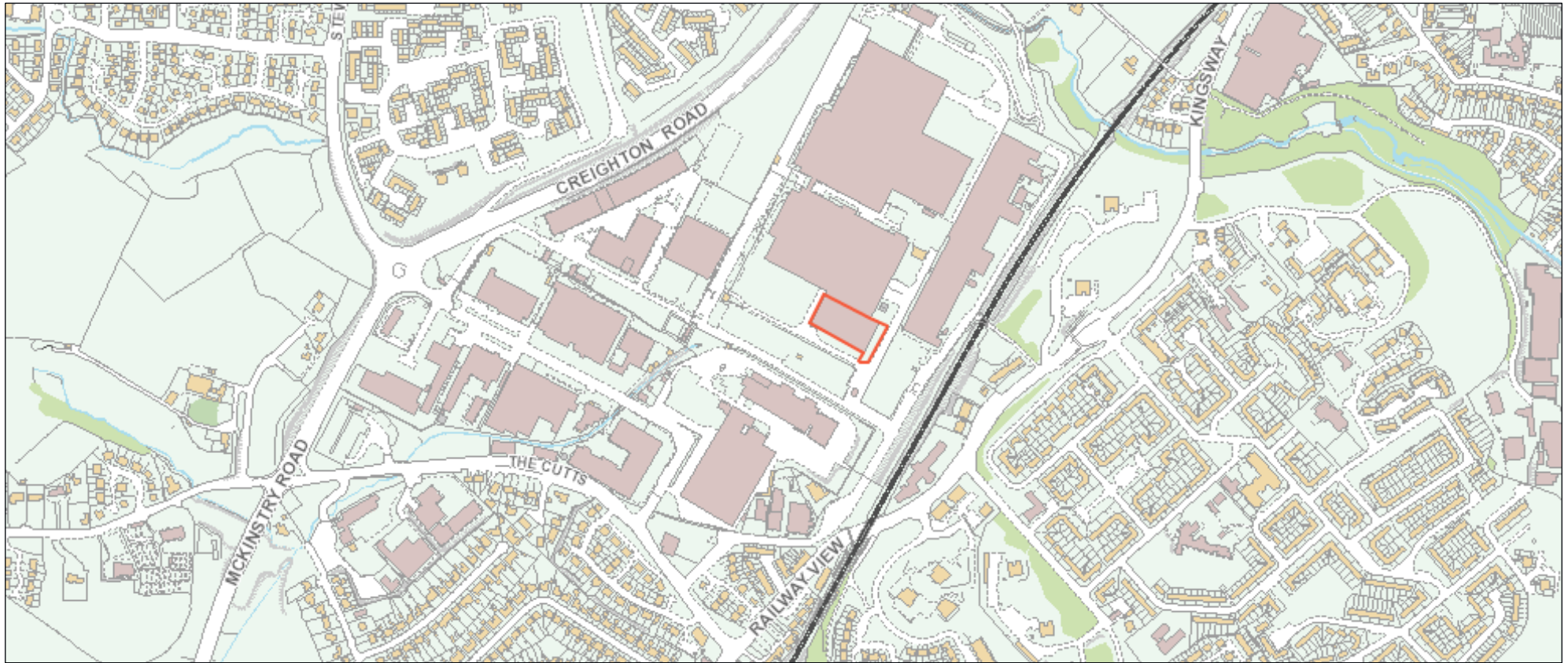
A copy of the EPC certificate is available below and can be made available on request.



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