

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



TO LET

MODERN WAREHOUSE AND OFFICE UNIT

EDGAR INDUSTRIAL ESTATE
EDGAR ROAD
CARRYDUFF
BT8 8AN

c. 430 M² (4,629 FT²)



CONTACT:

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**McKIBBIN COMMERCIAL
PROPERTY CONSULTANTS
CHARTERED SURVEYORS**

Callender House,
58-60 Upper Arthur Street,
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DESCRIPTION

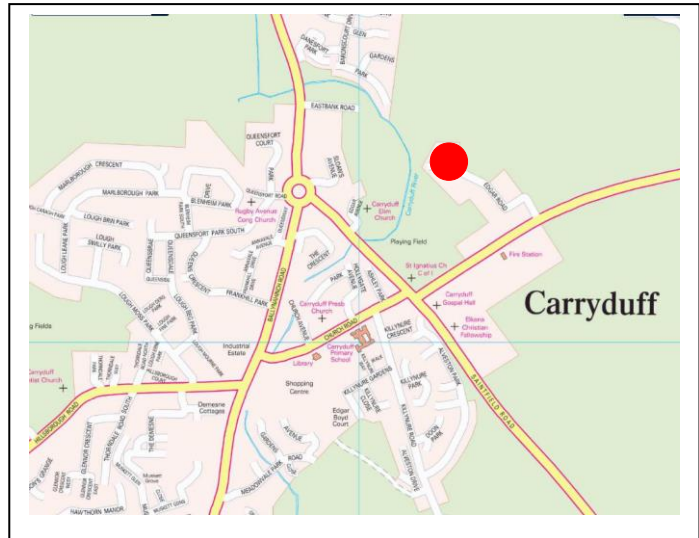
- The subject property is located within the Edgar Industrial Estate in Carryduff, off the Comber Road. The property benefits from excellent transport links and is approximately 6.5 miles south of Belfast City Centre, 9 miles east of Lisburn and 11 miles west of Newtownards.
- The property is constructed of a steel portal frame with the front elevation finished in red brick. The roof is pitched and clad with profile metal sheeting and translucent roof lights.
- Internally the unit comprises warehouse and fully fitted offices while benefiting from 3phase electricity and a roller shutter door with a maximum height of 4.3m.
- Externally the property benefits from being part of a secure shared yard upon which there is ample car parking.
- Other occupiers in the vicinity include; Russells Motor Cycles, Belfast City Auctions and Carryduff Tyre Centre.

McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatsoever in relation to this property.

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TO LET

MODERN WAREHOUSE AND OFFICES Edgar Industrial Estate, Carryduff



LEASE DETAILS

Term:

Negotiable, subject to a minimum of 5 years.

Rent:

£18,000 per annum, exclusive.

Repairs & Insurance:

The Tenant is to be responsible for all internal and external repairs to the property.

Insurance:

The Tenant is to reimburse the Landlord for the cost of the Annual Buildings Insurance Premium.

VAT

All prices and outgoings are exclusive of but may be liable to Value Added Tax.

ACCOMMODATION

Ground Floor	
Open Plan Warehouse	– c. 264.14m ² (2,842ft ²)
Offices	– c. 117.72m ² (1,267ft ²)
Mezzanine	
Storage	– c. 48.29m ² (520ft ²)
Total	– c. 430.15m² (4,629ft²)

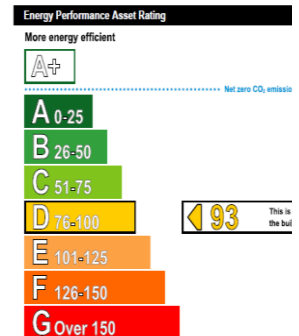
RATES INFORMATION

NAV 2020/21 £14,400
Rate in £ 2020/21 TBC
Rates Payable 2020/21 TBC



EPC

This certificate shows the energy rating of this building. It indicates the building fabric and the heating, ventilation, cooling and lighting systems, to two benchmarks for this type of building: one appropriate for new build for existing buildings. There is more advice on how to interpret this information the Department of Finance at www.finance-ni.gov.uk



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