



TO LET Warehouse / Trade Counter Accommodation Units 1 Edgar Industrial Estate, Comber Road, Carryduff, BT8 8AN

# LOCATION / DESCRIPTION

Edgar Industrial Estate is located on Comber Road, just off the Saintfield Road in Carryduff c. 7 miles south of Belfast City Centre and c. 9 miles from Lisburn.

The Estate comprises own door warehouse / trade counter units arranged over 3 blocks of accommodation with a communal carpark.

The property is of steel portal frame construction with part block work / part cladded elevations and a pitched cladded roof with translucent roof lights.

Internally, the property is finished to include laminate flooring, fluorescent lighting, roller shutter access door and WC facilities.

Neighbouring occupiers include Greyson Fixings, Bracken Blinds, and Fogarty Belting.

The accommodation is suitable for a wide variety of uses subject to any necessary planning consents and statutory requirements.

# ACCOMMODATION

**DESCRIPTION** Unit 1 AREA sq m

n AREA sq ft 915 sq ft

# **LEASE DETAILS**

TERM:	Negotiable.
RENTAL:	Unit 1 - £5,000 pa plus VAT.
REPAIRS / INSURANCE:	Full repairing and insuring. The tenant is responsible for the internal and external repairs by way of service charge liability and to reimburse the landlord with a fair proportion of the buildings insurance – calculated on a pro-rata basis.
SERVICE CHARGE:	Applicable.
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.









#### **Customer Due Diligence**

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 http://www.legislation.gov.uk/uksi/2017/692/made

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

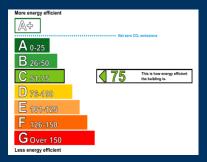
### NAV

From our review of the Land and Property Service online website, the NAV's for the subject is  $\pounds4,250$ 

The commercial rate in the pound for 2020 / 2021 is £0.538166

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.

### EPC



# **FURTHER DETAILS**

O'Connor Kennedy Turtle 22 Adelaide Street Belfast BT2 8GD T +44 (0)28 9024 8181 E belfast@okt.co.uk

### CONTACT:

MARK PATTERSON | mark.patterson@okt.co.uk MARK JOHNSTON | mark.johnston@okt.co.uk

#### Our Ref: MJ/EC/5816

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or varianty in relation to facilities. Purchasers must satisfy themselves by inspection or otherwise.