

Campbell Cairns

Commercial

CONSULTANT SURVEYORS AND VALUERS

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FOR SALE/TO LET

SUPERB NEW OWN DOOR OFFICES
FROM c.2,090 sq ft - 4,000 sq ft

CITY BUSINESS PARK, DERRIAGHY



3rd FLOOR | 65-67 CHICHESTER STREET | BELFAST BT1 4JD | TEL **028 9024 9024** | FAX 028 9023 1231

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- * City Business Park is now established as one of Belfast's premier business locations, strategically positioned approximately 6 miles south of Belfast and 3 miles north of Lisburn just off Junction 3 (Black's Road) of the M1 Motorway ensuring easy access.
- * Access to City Business Park is just off Creighton's Road approximately 0.2 miles from the junction with The Cutts.
- * Nearby occupiers include J & J Haslett, Fyffes, Charles Hurst, Montupet and Harry Corry.
- * This new development will comprise new purpose-built office accommodation constructed to the following specification:-
 - 2 storey detached design
 - Buff coloured facing brick
 - Concrete tiled roof
 - Powder coated aluminium framed windows
 - Plastered and painted walls
 - Suspended ceilings
 - Cat 2 recessed lighting
 - Carpet tile finish to floors
 - Phoenix Gas fired central heating
 - Disabled lift access to first floor
 - Private parking for 8 cars.

ACCOMMODATION

Unit 1	4,000 sq ft	371.60 sq m
Unit 2	2,090 sq ft	194.16 sq m
Unit 3	2,500 sq ft	232.25 sq m

NAV

Not yet assessed however estimates are available on request.

OWN DOOR OFFICES, CITY BUSINESS PARK, DERRIAGHY

SALES DETAILS

Title	Long leasehold subject to a nominal ground rent.	
Price	Unit 1	£750,000
	Unit 2	£420,000
	Unit 3	£500,000
Service Charge	Purchasers will contribute towards the upkeep of common areas, security etc.	

LEASE DETAILS

Term	15 years	
Rent	Unit 1	£50,000 per annum exclusive
	Unit 2	£24,000 per annum exclusive
	Unit 3	£28,750 per annum exclusive
Rent Review	5 yearly rent reviews	
Repairs/Insurance	Full repairing and insuring terms.	
Service Charge	Tenants responsible for a contribution towards the upkeep of common areas, security etc.	

VAT

Prices, rentals and outgoings do not include VAT which may be chargeable.

VIEWING

Strictly by appointment through Campbell Cairns (Tel: 028 9024 9024).

