

HUGHES

COMMERCIAL

PROPERTY CONSULTANTS

TO LET

EXCELLENT OFFICES WITH PARKING
33 BALLYNAHINCH ROAD, CARRYDUFF



LOCATION

The subject property forms part of Lowes Industrial Estate and is prominently situated at the junction of Hillsborough Road and Ballynahinch Road in Carryduff, thereby offering excellent visibility and branding opportunities.

DESCRIPTION

The two storey office building provides a variety of private offices, reception, boardroom and stores. An additional entrance to the rear of the office provides direct access to the adjacent car park. Internal finishes include,

- Carpets
- Plastered and painted internal wall and ceilings
- Fluorescent strip lighting
- Kitchen
- Male and female w.c's
- Oil central heating

In addition the property benefits from a generous on site parking provision.



ACCOMMODATION

Ground Floor	Reception	18.72 sq.m	(201 sq.ft)
	Boardroom	20.1 sq.m	(216 sq.ft)
	Main Office	28.78 sq.m	(310 sq.ft)
	Rear Lobby	8.07 sq.m	(87 sq.ft)
	Reprographic	13.75 sq.m	(148 sq.ft)
	(male and female w.c's)		
	Rear office 1	20.52 sq.m	(221 sq.ft)
	Rear office 2	16.70 sq.m	(180 sq.ft)
	(separate w.c and whb)		
First Floor	Office 1	21.11 sq.m	(227 sq.ft)
	Office 2	16.52 sq.m	(178 sq.ft)
	Office 3	17.02 sq.m	(183 sq.ft)
	Office 4	8.87 sq.m	(95 sq.ft)
	Kitchen	6.48 sq.m	(70 sq.ft)
	(male and female w.c's)		
Total		196.64Sq.m	(2116 sq.ft)

LEASE DETAILS

Term	By Negotiation.
Rent	£22,000 pa
Repairs	Internal repairing.
Service Charge	The landlord shall recover a fair proportion of the costs relating to the repair, maintenance of the exterior of the buildings and the upkeep of common areas etc.
Buildings Insurance	The landlord shall recover a fair proportion of the total buildings insurance premium.
EPC	TBC
NAV	£15,000. Rate in £ for 16/17 is 0.533 therefore the rates payable is £7995 pa.
VAT	All outgoings, prices and rentals are exclusive of, but may be liable to VAT