

Unit 3A - 286 Ballygowan Road, Maryland Industrial Estate, Belfast, BT23 6BL

To Let

Warehouse/Business Unit Totalling 1,153 sq ft With On-Site Parking And 24 Hour Access

Serviced Office Suites Also Available On-Site From 100 sq ft - 2,000 sq ft



Lambert
Smith
Hampton

Location

Just 5.7 miles from Belfast City Centre, the subject property offers a strategic and easily accessible location on the Ballygowan Road south-east of Belfast. The property affords direct access onto the A23 granting access north and south boasting a prominent location with frontage to Ballygowan Road. Neighbouring occupiers within the industrial estate include KER Graphics Limited, Catering Equipment Services Limited and Life Like Media.

- 23 miles from Belfast International Airport
- 6.7 miles from Belfast City Airport
- 99 miles from Dublin Airport
- 29 miles from Larne Port
- 7.4 miles from Belfast Port
- 1.2 miles from La Mon Hotel

Description

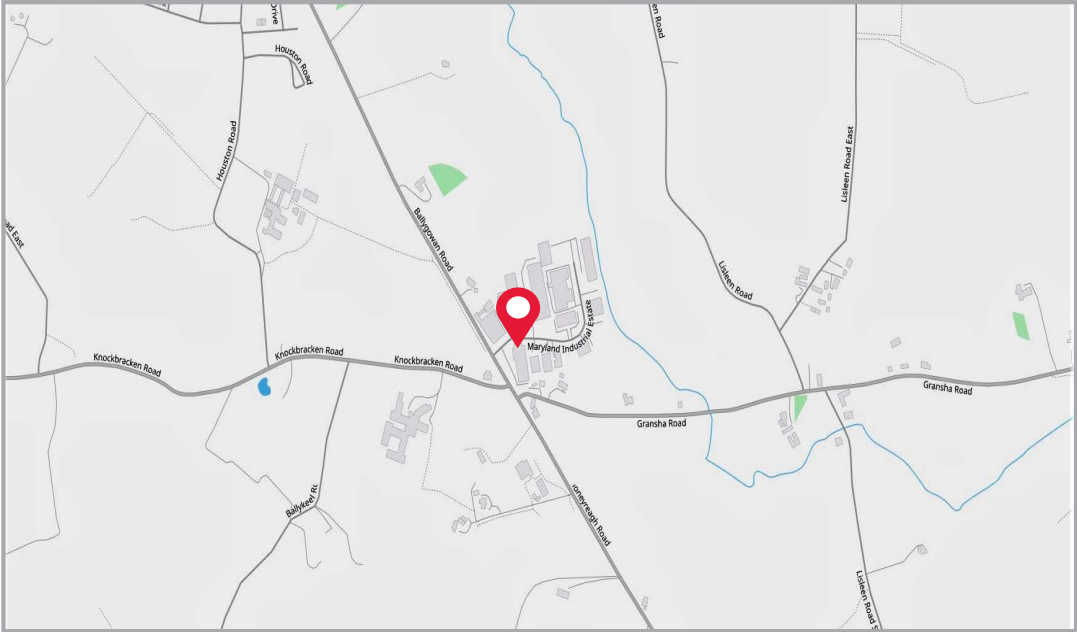
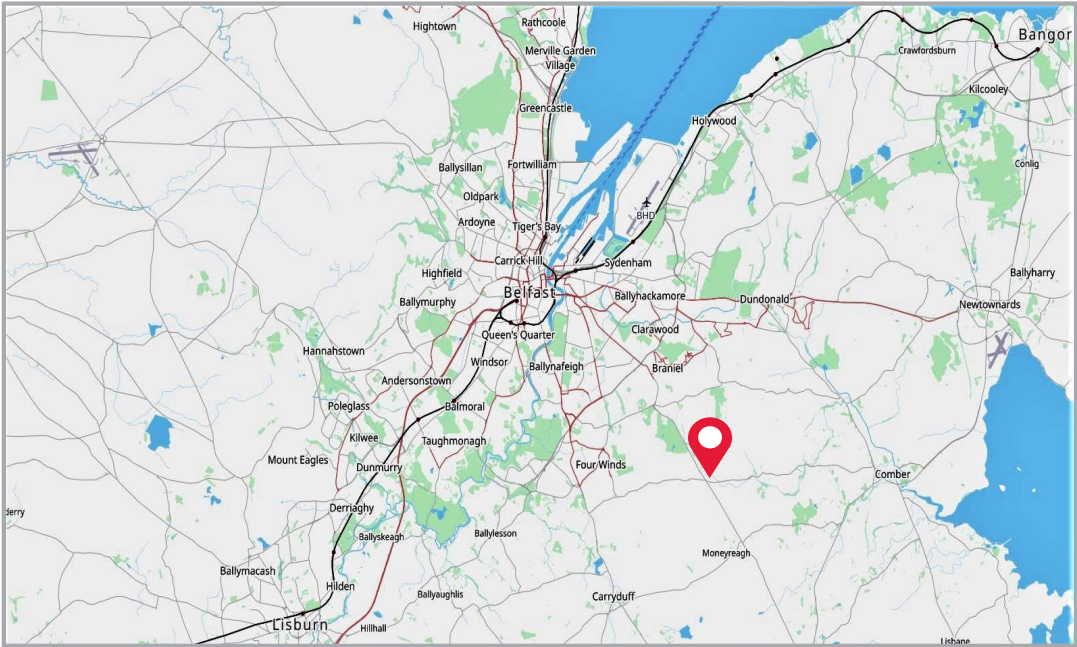
Unit 3A

- Recently Refurbished Internal Office
- 4.2m Electric Roller Shutter Door
- Translucent Skylight Panelling
- Steel Portal Frame Construction
- Ancillary Office Accommodation Available
- CCTV Monitoring
- Concrete Flooring
- LED Lighting
- On-Site Car Parking
- 24 Hour Access

Schedule of Accommodation

Unit	Sq Ft	Sq M
Unit 3A	1,153	107.1
Total	1,153	107.1

Floor plans available upon request from the agent.



For Indicative Purposes Only



Site Plan



For Indicative Purposes Only



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Lease Details

Term - By negotiation.

Rent - On application.

Rent Review - 5 yearly.

Repairs - The Tenant is responsible for internal and external repairs.

Insurance - The Tenant will reimburse the Landlord with a fair proportion of the cost of insuring the property.

Service Charge - A service charge will be levied to cover the costs of the general running of the Estate.

Rates

We are advised by Land and Property Services of the following:-

Unit 3A

Net Annual Value: £4,500

Rate Poundage 25/26: £0.566150

Rates Payable if Applicable: £2,547.68 per annum.

Value Added Tax

We are advised that the subject property is VAT registered and therefore VAT will be charged in addition to the prices quoted.

Viewing Details / Further Information

For further information or to arrange a viewing, please contact:-

**Lambert
Smith
Hampton**

Kyle Abernethy
07429 777911
kabernethy@lsh.ie

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