

**TO LET**

**50 Derrygowan Road, Randalstown BT41 3JS**

MODERN WAREHOUSE UNIT APPROX. 6,850 SQFT

**Lisney**

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## FEATURES

Modern warehouse accommodation  
approx. 6,850 sqft

Concrete yard and ample car parking

Located within close proximity to  
the motorway network and main  
arterial routes

### LOCATION

The subject property is located on Derrygowan Road, approximately 0.5 miles from the main M22 motorway, accessed via the Moneynick Road roundabout, which provides easy access towards Randalstown (2 miles), Antrim (7 miles) and Belfast (24 miles).

### DESCRIPTION

The unit is of steel portal frame construction with block walls, metal cladded/insulated walls & roof coverings and concrete floor. The property also benefits from:

- 2no. electric 4m x 4m roller shutter doors
- 3.9m eaves rising to 6.7m at apex
- Translucent GRP roof lights
- Concrete yard and parking area

### ACCOMMODATION

6,850 sqft (approx)

### SERVICE CHARGE

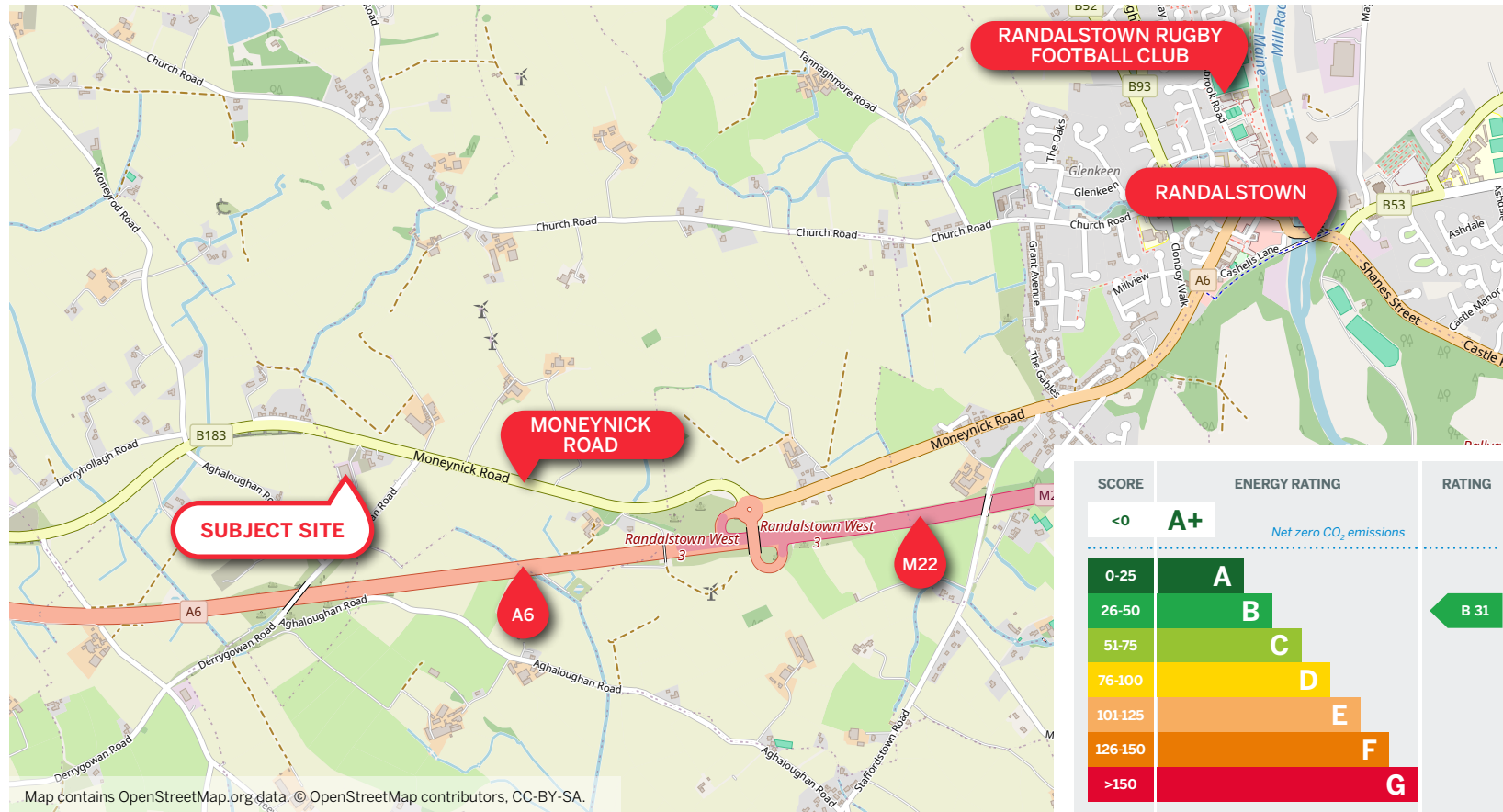
A service charge will be levied to cover the cost of maintaining the common areas and external repairs.

### RATES PAYABLE

NAV:	£13,000
Rates Poundage 2024/25:	0.565328
Rates Payable:	£7,349.26



## LOCATION



## LEASE DETAILS

### Rent

£40,000 per annum, exclusive

### Term

By negotiation

### Repairs

Tenants will be responsible for internal repairs and external repairs (by way of Service Charge)

### Insurance

Tenants will be responsible for reimbursing the Landlord with the cost of the insurance premium for their unit.

### VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

### EPC

The property has an Energy Efficiency rating of B31.

## 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 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. 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.

REF 23615

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### For further information:

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Viewing strictly by appointment with the sole letting agent Lisney

### Lisney Commercial Real Estate

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