

**FOR SALE**

**20 Ballypalady Road, Doagh, BT39 0QY**  
**INDUSTRIAL PREMISES WITH ANCILLARY OFFICE**  
**ACCOMMODATION TOTALLING**  
**11,119 SQ FT ON A SITE OF C. 3.2 ACRES**

**Lisney**

COMMERCIAL REAL ESTATE

OUTLINES FOR INDICATIVE PURPOSES ONLY



## FEATURES

Industrial premises and lands with good access to the M2 Motorway

Total buildings of c. 11,119 sq ft

Total Site area for sale is c. 3.2 acres

Additional leased lands provide a further c. 7.3 acres

### LOCATION

The subject property is located on Ballypalady Road, Doagh, in close proximity to the village of Ballyrobert and c.11 miles north of Belfast.

The location is mainly agricultural with residential / farm dwellings in the immediate vicinity, however still in close proximity to the main industrial location of Mallusk with good access to the M2 motorway and good road networks that connect the province.

The subject is accessed from Ballypalady Road and bounds agricultural fields and a railway line.

### DESCRIPTION

The overall site comprises a former block and concrete manufacturing facility of c. 10.5 acres (4.2 hectares) however only c. 3.2 acres is available on a For Sale basis (outlined in Yellow below) with the remaining lands potentially available to lease from a 3rd party (outlined in blue below).

The site provides a number of self-contained buildings to include an office block, two warehouse buildings and a canteen / toilet block.

The site provides extensive parking and yard space and is accessed via double entrance gates.







ACCOMMODATION

We understand the following sizes applies for each building:

Description	Area M	Area Sq Ft
Warehouse	548.64	5,906
Warehouse	358.02	3,854
Offices	87.17	938
Canteen/WC	39.12	421
TOTAL	1,032.95	11,119

TITLE

We understand the subject property is freehold.

TENANCY

The lands outlined in blue are currently held under lease.

Further details available upon request.

RIGHT OF WAY

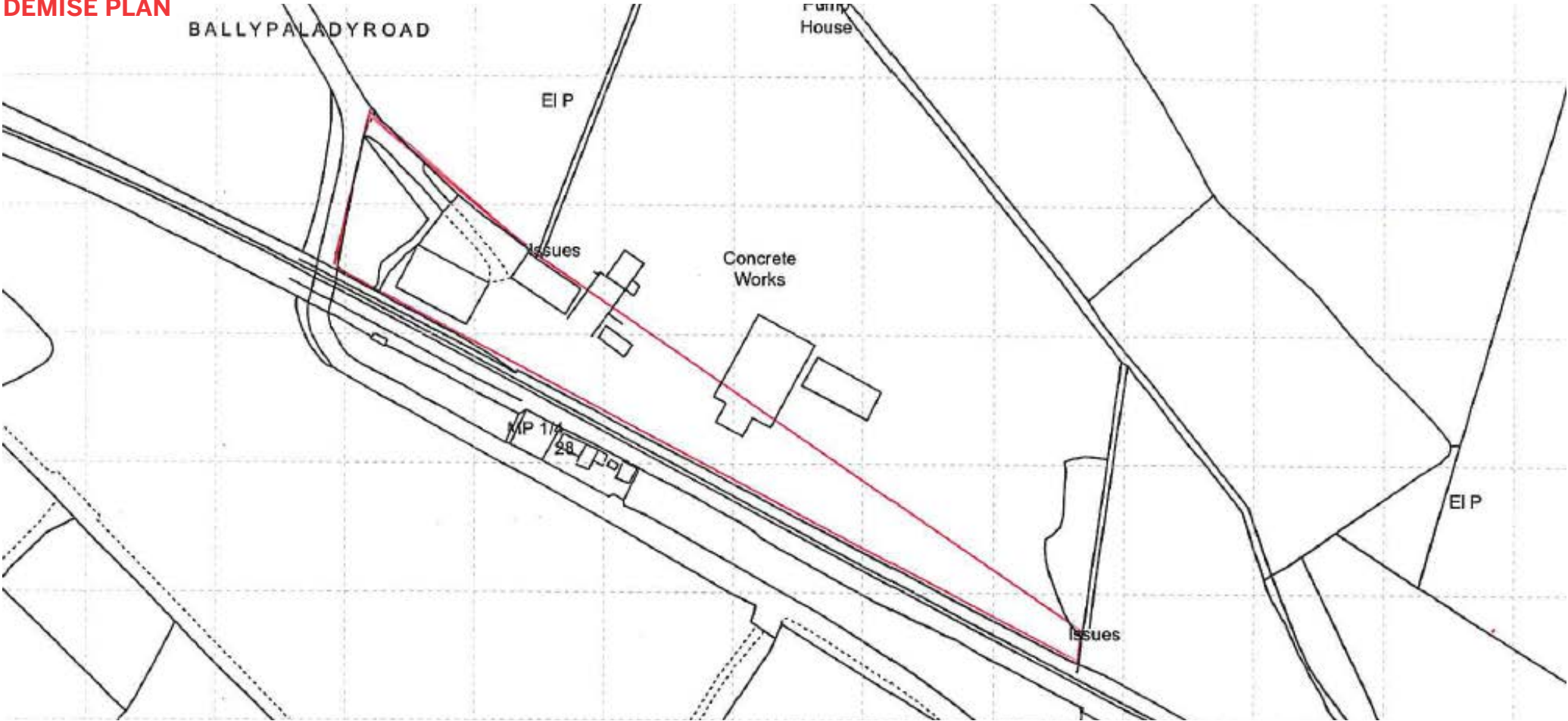
We understand there is a Right of Way for access to the railway line.

Further details upon request.

ASKING PRICE

Price on application.

DEMISE PLAN

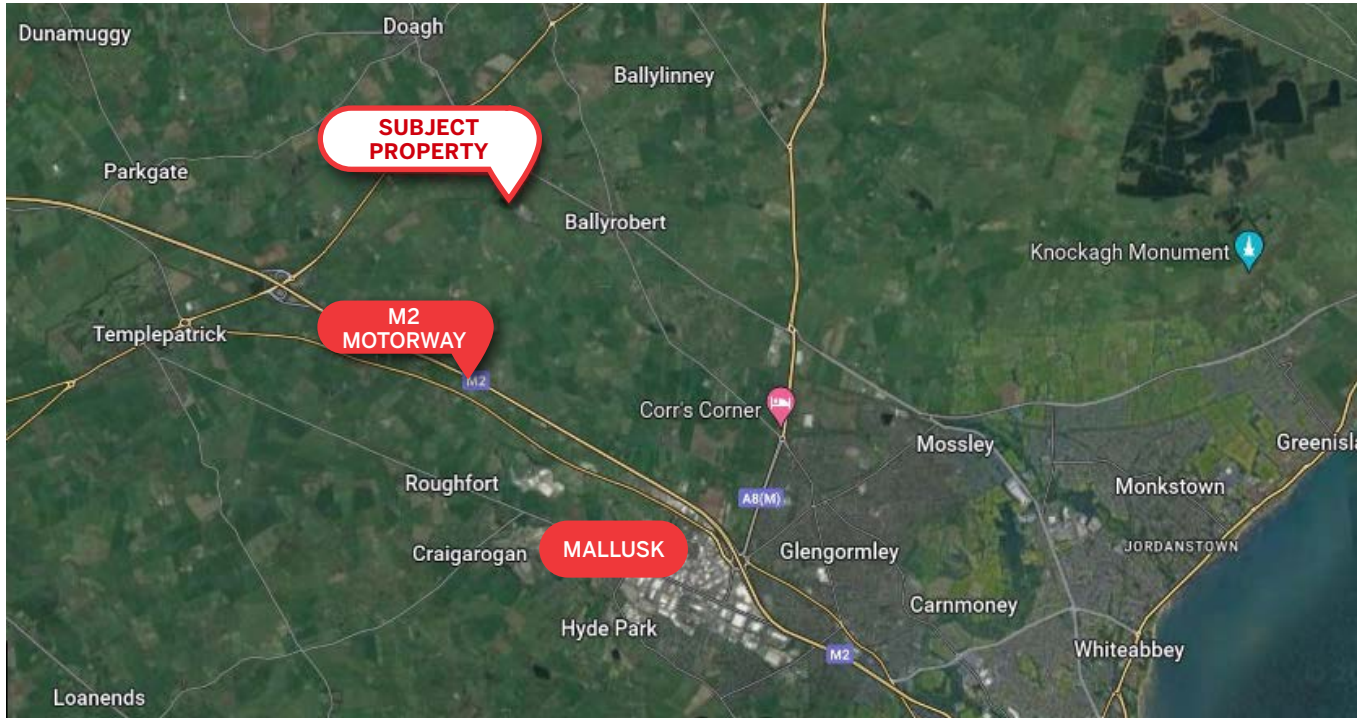








## LOCATION



## RATES

NAV	£26,700
Rate in the £ 2025/26	£0.587690
Rates Payable 2025/26	£15,691.32

## STAMP DUTY

This will be the responsibility of the purchaser.

## VAT

We are advised that the subject property is VAT registered and therefore VAT will be applicable.

## EPC

The property has the following Energy Efficiency ratings. The full Certificates can be made available upon request.

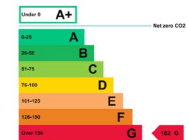
### Canteen - F133

This property's energy rating is F.



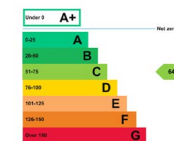
### Office - G182

This property's energy rating is G.



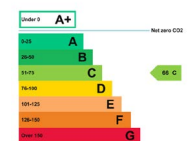
### Warehouse 1 - C64

This property's energy rating is C.



### Warehouse 2 - C66

This property's energy rating is C.



## 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/uksi/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.

# Lisney

COMMERCIAL REAL ESTATE

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Viewing Strictly by appointment with the sole selling agent Lisney.

The Directors of Lisney 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 intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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 the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.

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