

TO LET

50 Derrygowan Road, Randalstown BT41 3JS

MODERN WAREHOUSE UNIT APPROX. 6,850 SQFT

Lisney

COMMERCIAL REAL ESTATE



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 clad/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

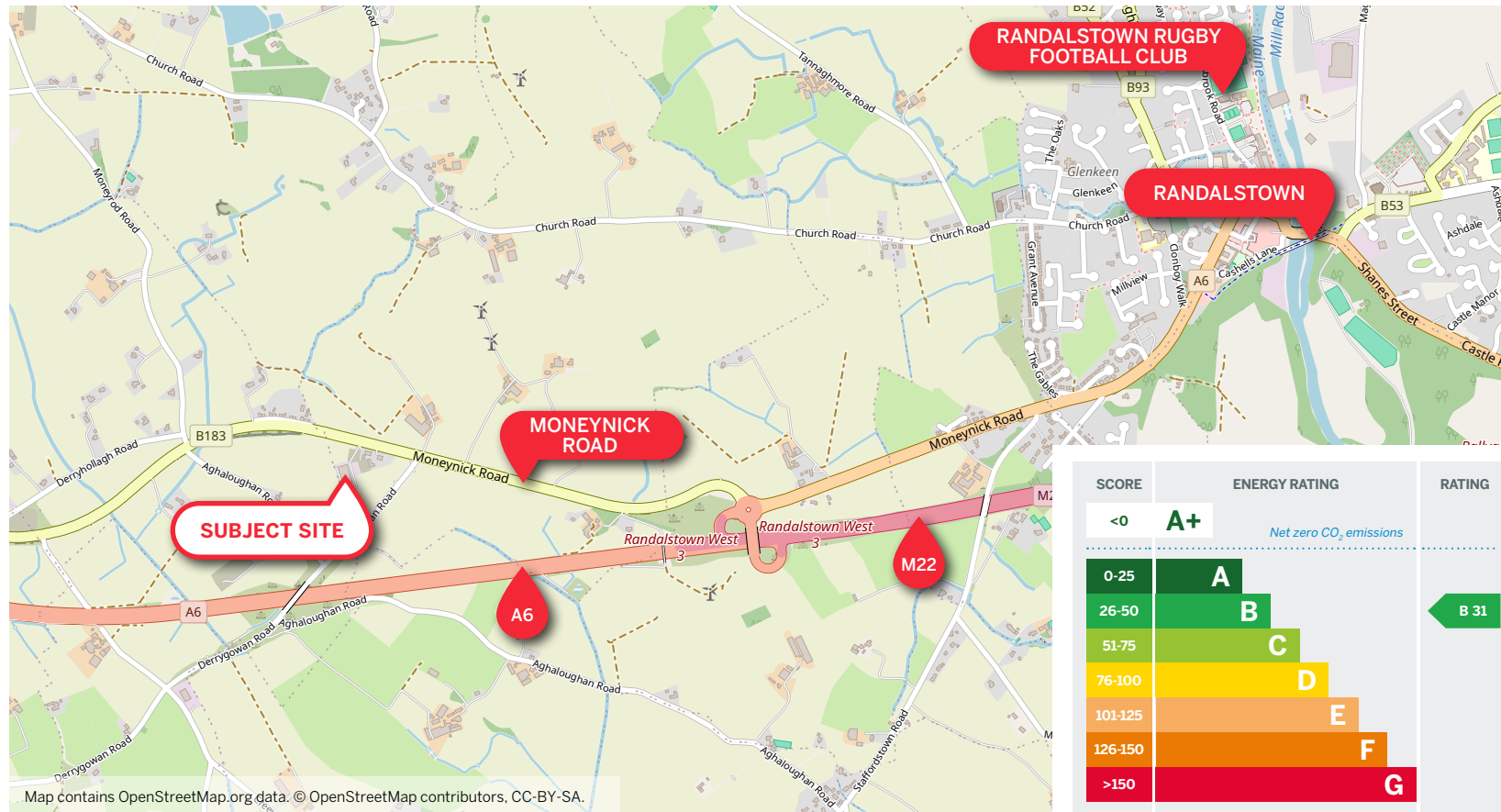
A service charge will be levied to cover the cost of maintaining the common areas and external repairs.

RATES PAYABLE

NAV:	£13,000
Rates Poundage 2025/26:	0.696348
Rates Payable:	£9,052.52



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

Lisney
COMMERCIAL REAL ESTATE

For further information:

Jonathan Haughey: 028 9050 1540 / 07718 571 498

jhaughey@lisney-belfast.com

Viewing strictly by appointment with the sole letting agent Lisney

Lisney Commercial Real Estate

3rd Floor, Montgomery House

29-33 Montgomery St, Belfast BT1 4NX

Tel: 028 9050 1501

Email: property@lisney-belfast.com

lisney.com   

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.

