

TO LET

Edgar Industrial Estate, Comber Road, Carryduff BT8 8NB

SUBSTANTIAL WAREHOUSE PREMISES WITH ANCILLARY OFFICES APPROXIMATELY 21,609 SQFT

Lisney

COMMERCIAL REAL ESTATE



OUTLINE FOR INDICATIVE PURPOSES ONLY

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FEATURES

Warehouse and office accommodation totalling approx. 21,609 sqft

Secure concrete yard and ample car parking

3 phase electricity

Located in an established industrial estate with convenient access to Belfast and the motorway network

Property outline for indicative purposes only

LOCATION

The subject property is located within Edgar Industrial Estate, accessed off the Comber Road in Carryduff. This is a well established industrial location with direct links to Belfast and the wider motorway network (6.7 miles) via the A24. It is also possible to join the M1 at Lisburn, which is within approximately 8 miles.

Given this strategic location, occupiers in the vicinity include Enva, RK Trucks, City Auction Group, Kitchenmaster and Grayson Building Products.

DESCRIPTION

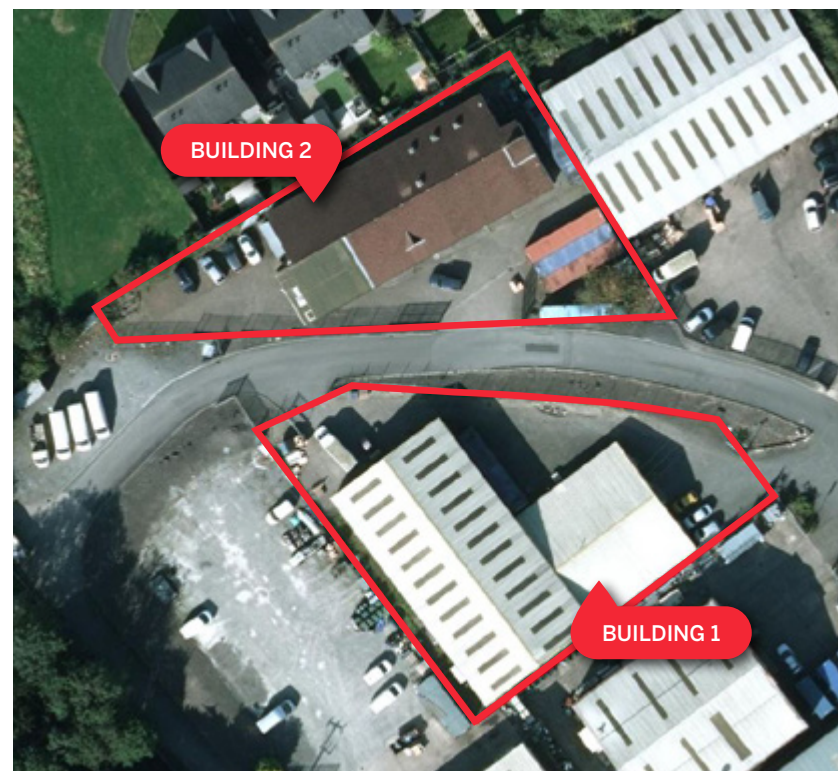
The subject is made up of two separate buildings:

Building 1

Comprising warehouse accommodation totaling approximately 17,225 sqft to include a mezzanine of circa 6,673 sqft. Built around a steel portal frame with blockwork and part clad walls, the premises benefits from 3no electric roller shutter doors, concrete floor, 3 phase electricity, translucent roof lights and a modern mezzanine which was installed earlier this year. The majority of the space has 5m eaves, with 3.2m to the underside of the mezzanine. The former office element, which has been converted to storage (3,453 sqft), has eaves of 2.5m to an apex of 4.5m. Externally there is a fenced concrete yard with two access points via double gates.

Building 2

Comprising office and storage accommodation totaling approximately 4,384 sqft. The office element benefits from carpeted floors, painted walls, suspended ceilings and fluorescent lighting. Kitchen, WC and shower facilities are also provided. The storage element benefits from concrete floors, suspended ceiling and an electric roller shutter. Externally there is a secure car parking area bounded by paladin fencing.



ACCOMMODATION

Description	sqm	sqft
Building 1		
Warehouse	659.51	7,099
Mezzanine	619.90	6,673
Storage	320.84	3,453
Total	1,600.25	17,225
Building 2		
Office	142.33	1,532
Storage	264.96	2,852
Total	407.29	4,384

**The areas above are approximate.*

RATES PAYABLE

Description	Building 1	Building 2
NAV (£)	47,500	18,700
Rates Poundage 2025/26	0.566150	0.566150
Rates Payable (£)	26,892.13	10,587.01

LEASE DETAILS

Rent
£60,000 per annum, exclusive

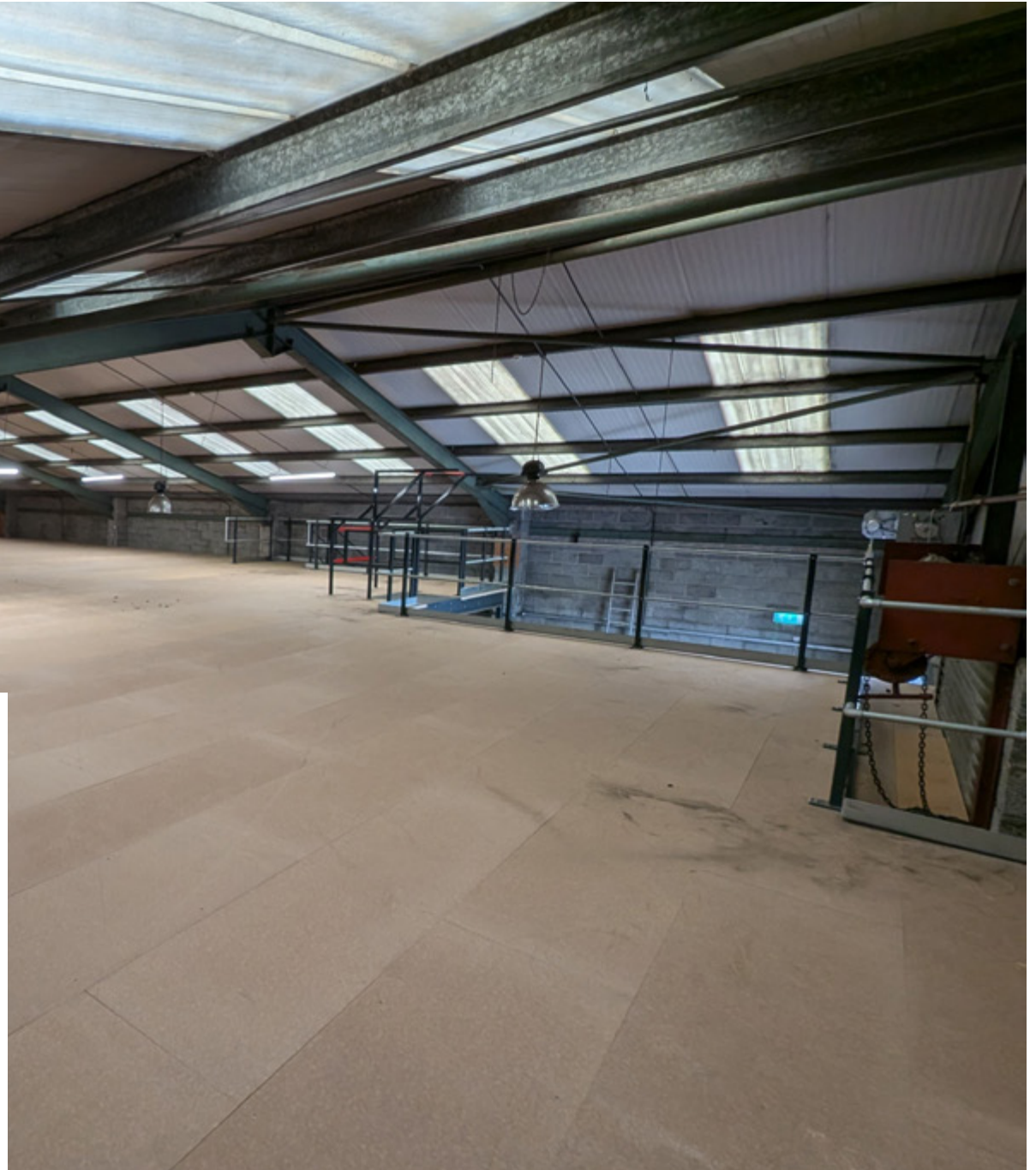
Term
By Negotiation

Repairs
Fully Repairing and Insuring

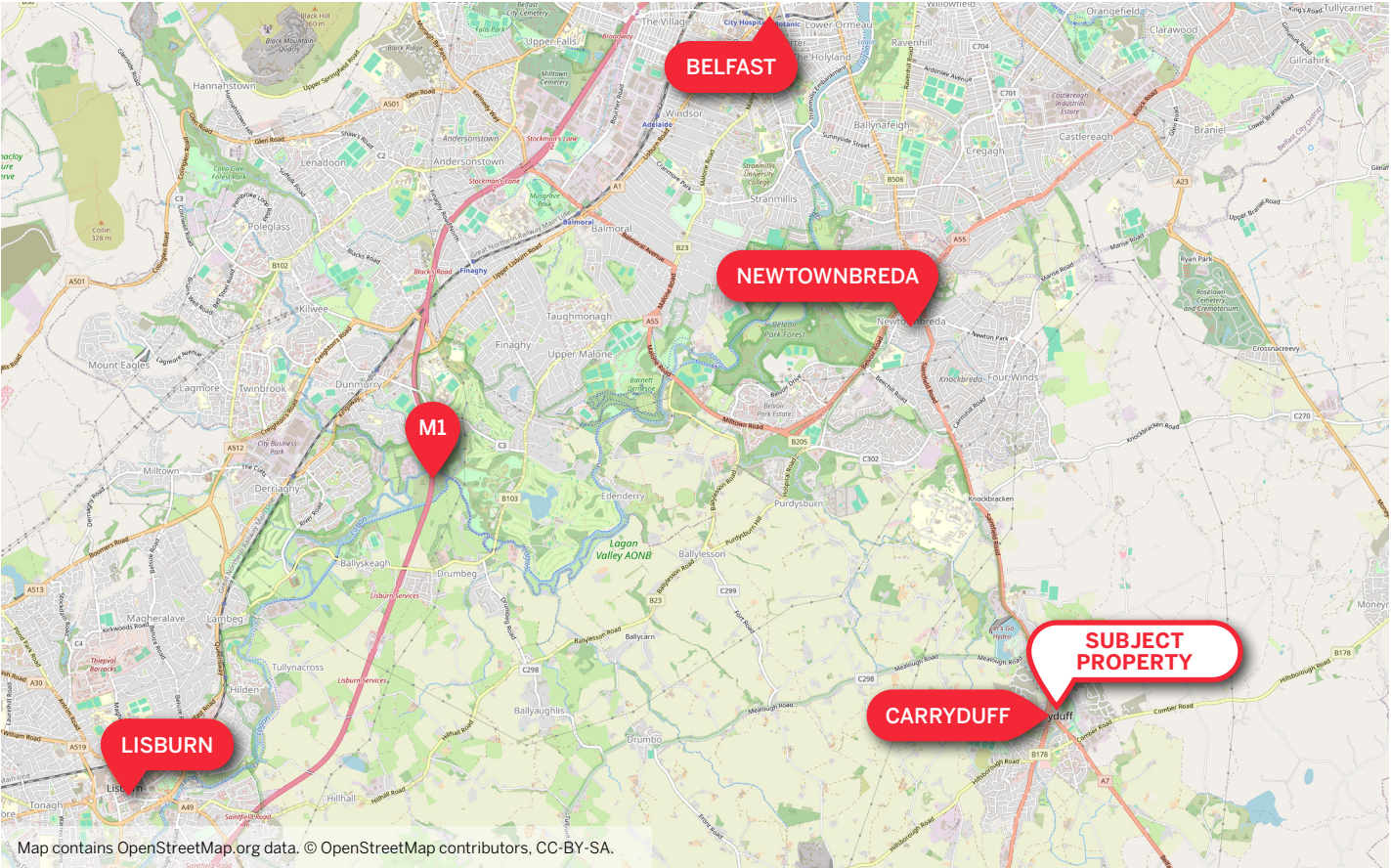
Insurance
Tenants will be responsible for reimbursing the Landlord with the cost of the insurance premium for the unit.

Note
While it is the Landlord's preference to lease the entirety to a single tenant, consideration may be given to leasing either building separately.





LOCATION



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.



For further information:
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Viewing strictly by appointment with the sole letting agent Lisney

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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.

VAT

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

EPC

The property has an Energy Efficiency rating of D99. The full Certificate can be made available upon request.

SCORE	ENERGY RATING	RATINGS	
		OFFICES	STORAGE
<0	A+ <i>Net zero CO₂ emissions</i>		
0-25	A		
26-50	B		
51-75	C		57 C
76-100	D	99 D	
101-125	E		
126-150	F		
>150	G		

REF 24687

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