

TO LET

Edgar Industrial Estate, Comber Road, Carryduff BT8 8NB

SUBSTANTIAL WAREHOUSE PREMISES WITH ANCILLARY OFFICES APPROXIMATELY 21,609 SQFT



Commercial Real Estate
From every angle



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

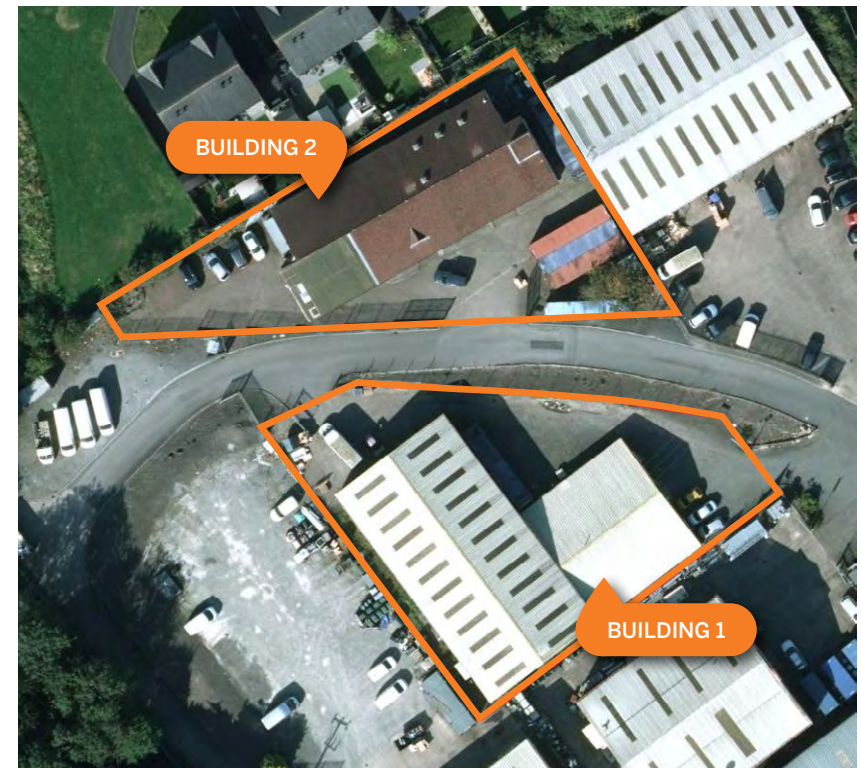
The subject is made up of two separate buildings:

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 Pounding 2025/26	0.566150	0.566150
Rates Payable (£)	26,892.13	10,587.01

LEASE DETAILS

Rent
£60,000 per annum, exclusive

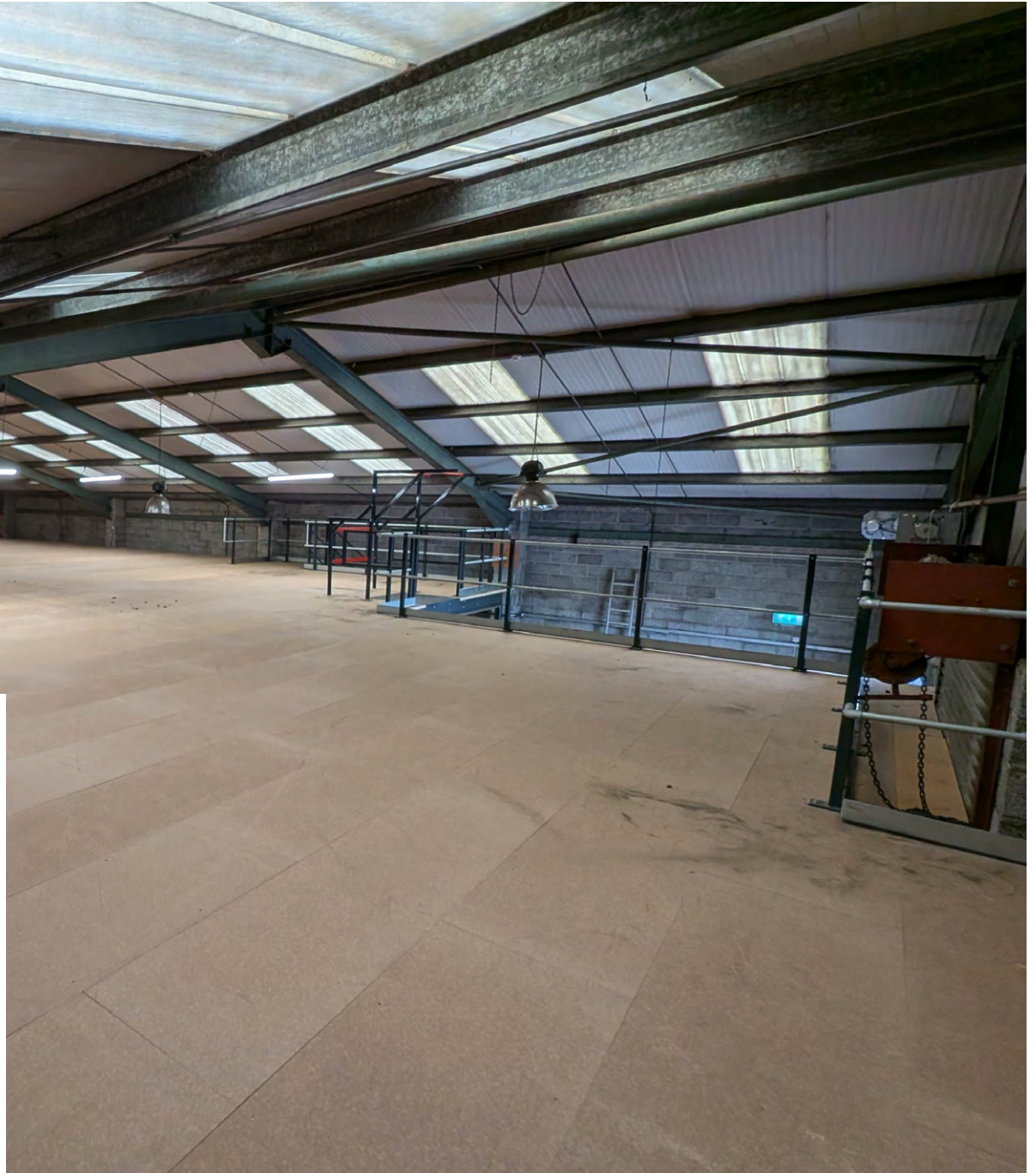
Term
By Negotiation

Repairs
Fully Repairing and Insuring

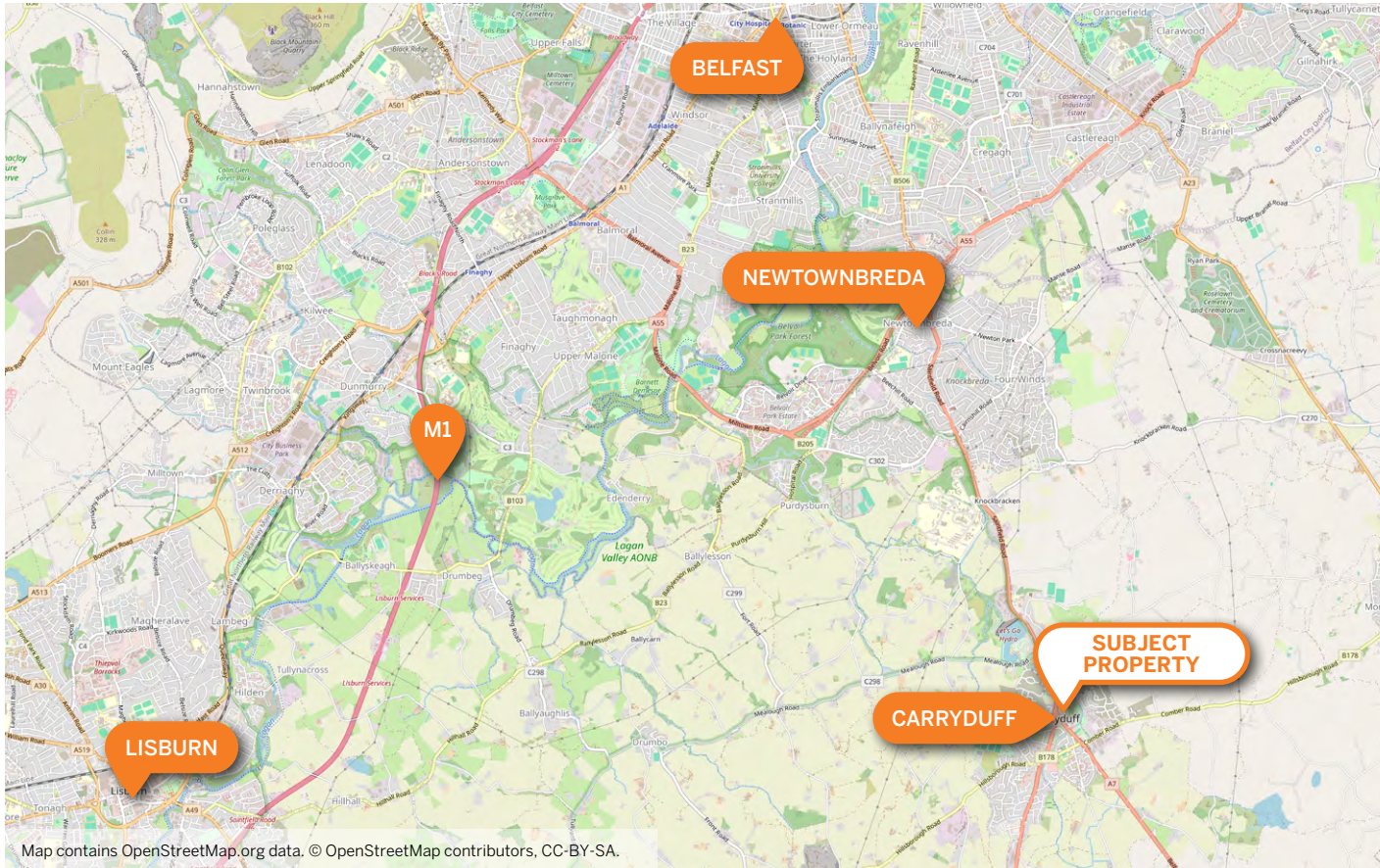
Insurance
Tenants will be responsible for reimbursing the Landlord with the cost of the insurance premium for the unit.

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



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		

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 Ambit CRE. 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 24687



Commercial Real Estate
From every angle

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Viewing strictly by appointment with the sole letting agent Ambit CRE

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