

TO LET

50B Derrygowan Road, Randalstown BT41 3FJ

INDUSTRIAL DESIGN & BUILD OPPORTUNITY APPROXIMATELY 15,500 SQFT

Lisney

COMMERCIAL REAL ESTATE



FEATURES

Well located D&B opportunity which can be delivered to meet an agreed occupier specification

Concrete service yard and dedicated on site car parking

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



LOCATION

The property is situated on Derrygowan Road, approximately 0.5 miles from the M22 motorway, accessed via the Moneynick Road roundabout.

The location provides efficient connectivity to:

Randalstown: 2 miles (approx)
Antrim: 7 miles (approx)
Belfast: 24 miles (approx)

The immediate proximity to the motorway network makes this an attractive distribution and light industrial location, offering convenient access to the wider NI road infrastructure.

DESCRIPTION

Planning approval has been granted under Application Reference: LA03/2023/0815/F for the development of an industrial premises extending to approximately 15,500 sqft.

The proposed specification includes:

- 6 metre internal eaves height (approx. 7.5 metre apex)
- 2 no. dock levellers
- 3-phase electricity supply
- Concrete service yard
- Dedicated on-site car parking

The final configuration and internal layout can be tailored to suit specific occupier requirements, subject to agreement.

ACCOMMODATION

Approximate Gross Internal Area: 15,500 sqft (subject to final design and specification).

Further detailed plans and specification available upon request.

LEASE DETAILS

Rent

Price on Application

Term

By negotiation

Repairs

Tenant responsible for internal repairs. External repairs and common areas maintained via service charge.

Service Charge

A service charge will be levied to cover maintenance of common areas and external repairs.

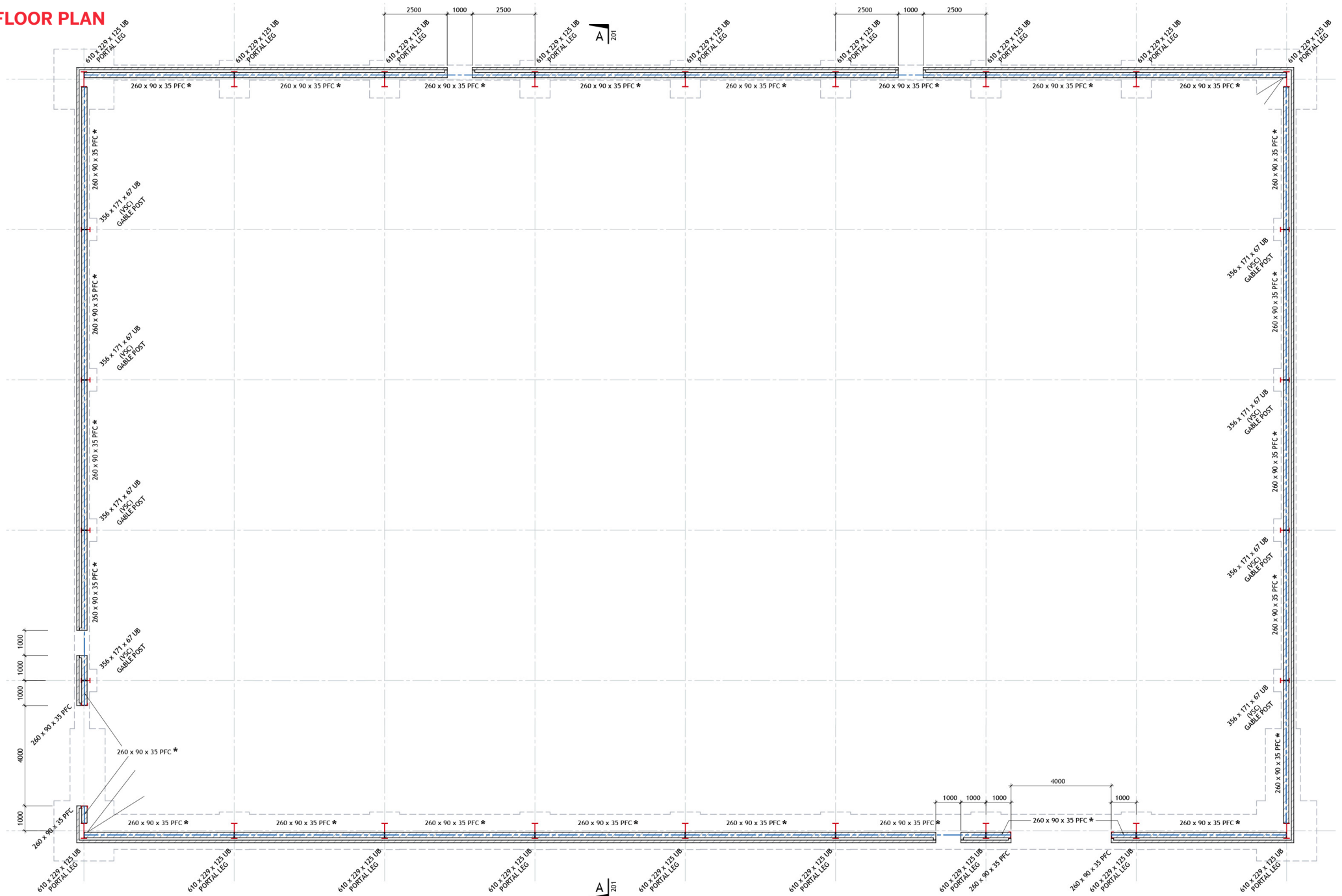
Insurance

Tenant to reimburse the landlord for the insurance premium attributable to the unit.

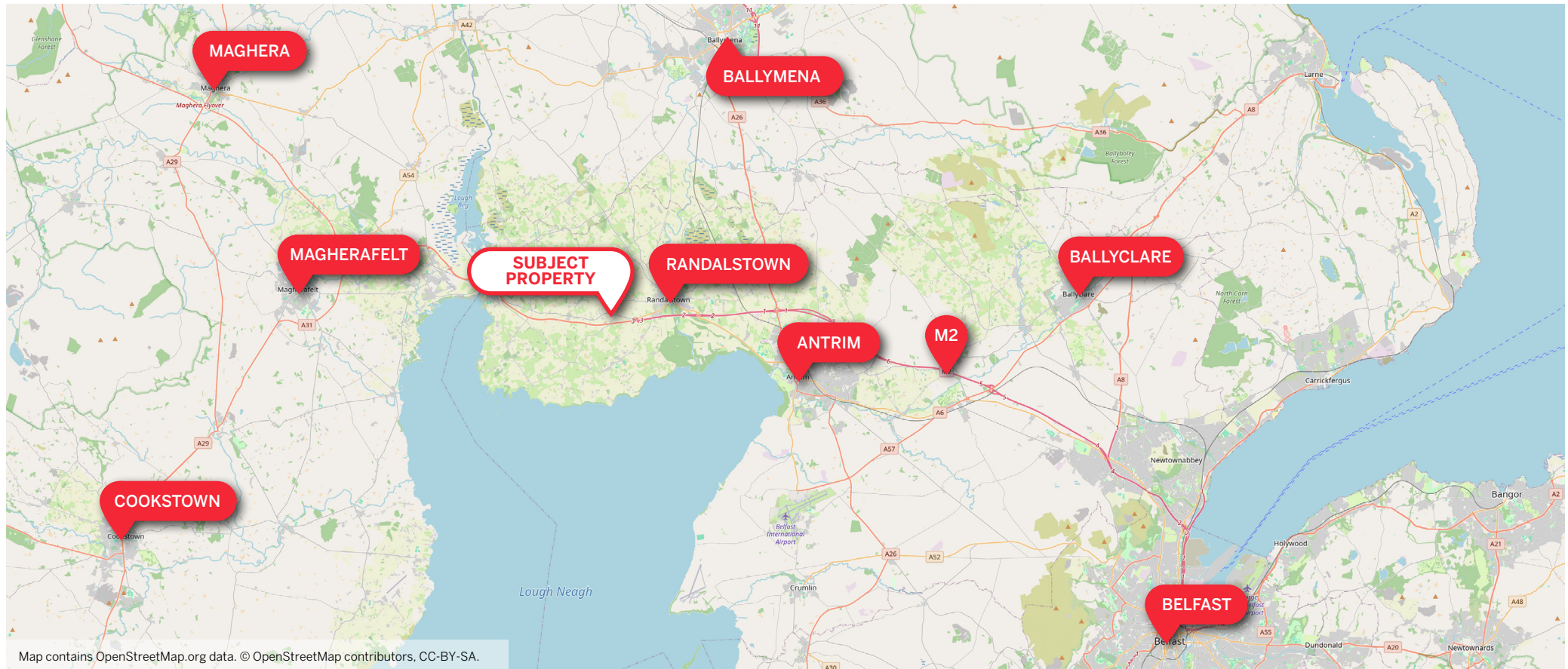
VAT

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

FLOOR PLAN



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/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.

REF 25300

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