

Suite F - 286 Ballygowan Road, Maryland Industrial Estate, Belfast, BT23 6BL

To Let

Warehouse/Business Unit Totalling 2,052 sq ft With An Additional 390 sq ft of Mezzanine Floor Benefitting From On-Site Parking and 24 Hour Access
Serviced Office Suites Also Available On-Site from 100 sq ft - 2,000 sq ft

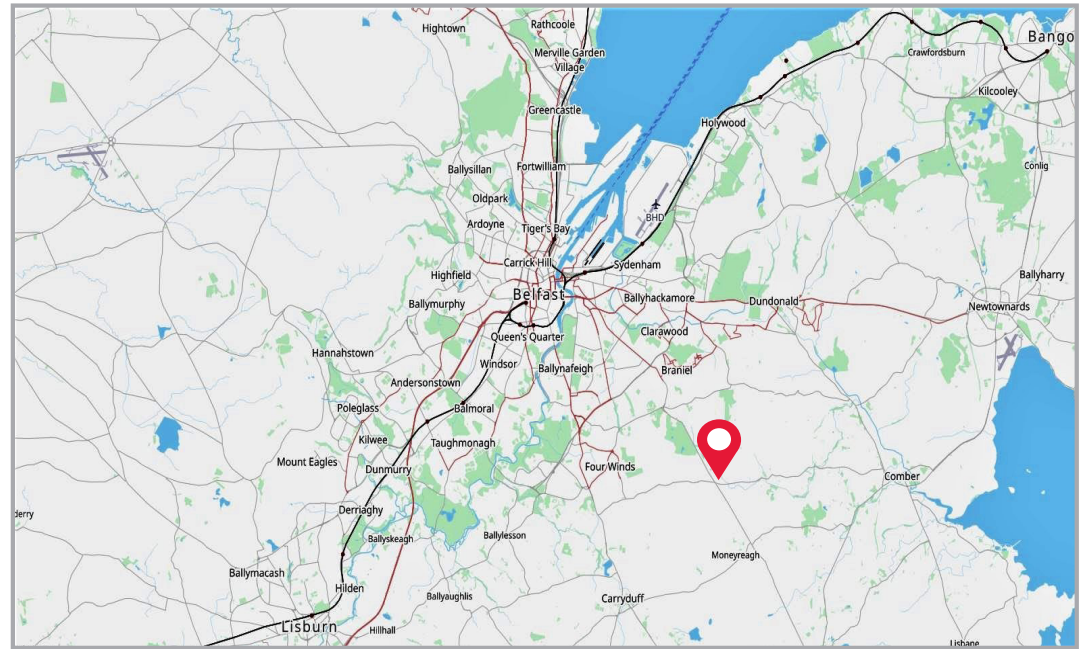


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Location

Just 5.7 miles from Belfast City Centre, the subject property offers a strategic and easily accessible location on the Ballygowan Road south-east of Belfast. The property affords direct access onto the A23 granting access north and south boasting a prominent location with frontage to Ballygowan Road. Neighbouring occupiers within the industrial estate include KER Graphics Limited, Catering Equipment Services Limited and Life Like Media.

- 23 miles from Belfast International Airport
- 6.7 miles from Belfast City Airport
- 99 miles from Dublin Airport
- 29 miles from Larne Port
- 7.4 miles from Belfast Port
- 1.2 miles from La Mon Hotel



Description

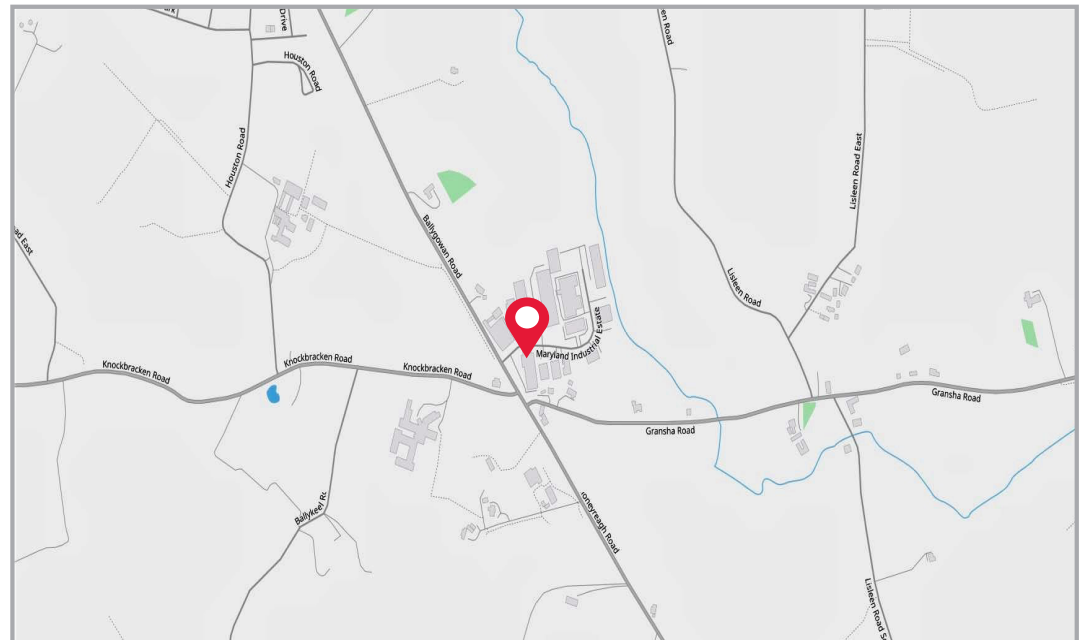
Suite F

- 4.2m Electric Roller Shutter Door
- On-site Car Parking
- Secure Rear Yard
- Concrete Flooring
- Ancillary Office Accommodation Available
- Pedestrian Door Access
- Fluorescent Strip Lighting
- 3 Phase Power Supply
- CCTV Monitoring
- 24 Hour Access

Schedule of Accommodation

Unit	Sq Ft	Sq M
Suite F	2,052	190.7
Suite F Mezzanine Floor	390	36.2
Total	2,442	226.9

Floor plans available upon request from the agent.



For Indicative Purposes Only

First Floor Plan

MARYLAND



FIRST FLOOR







For Indicative Purposes Only



Subject to Contract and Exclusive of VAT © Lambert Smith Hampton July 2025.

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Lease Details

Term - By negotiation.

Rent - On application.

Rent Review - 5 yearly.

Repairs - The Tenant is responsible for internal and external repairs.

Insurance - The Tenant will reimburse the Landlord with a fair proportion of the cost of insuring the property.

Service Charge - A service charge will be levied to cover the costs of the general running of the Estate.

Rates

We are advised by Land and Property Services of the following:-

Suite F

Net Annual Value: £8,000

Rate Poundage 25/26: £0.566150

Rates Payable if Applicable: £4,529.20 per annum.

Value Added Tax

We are advised that the subject property is VAT registered and therefore VAT will be charged in addition to the prices quoted.

Viewing Details / Further Information

For further information or to arrange a viewing, please contact:-

**Lambert
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Hampton**

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