

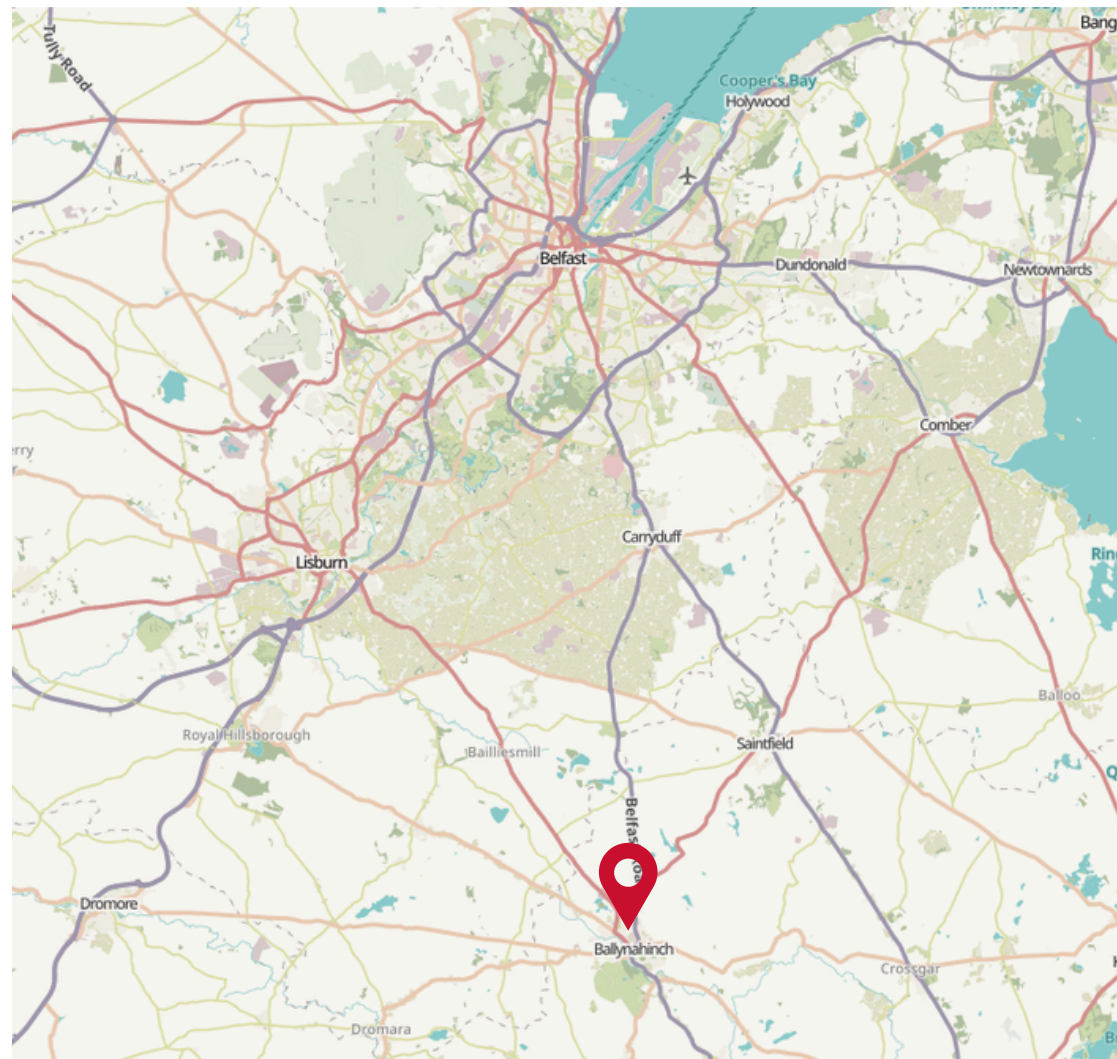
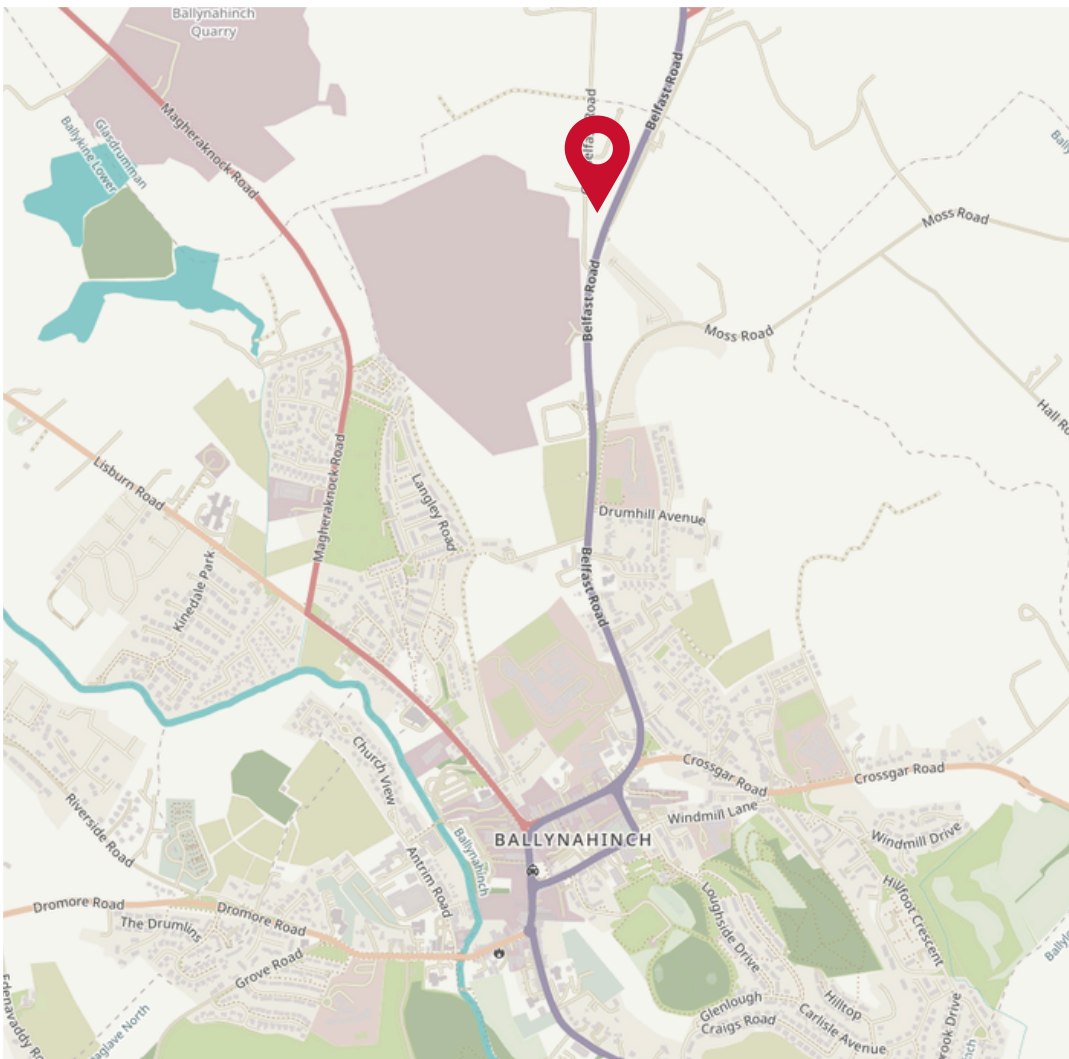
**TO LET**

**Lambert  
Smith  
Hampton**



**113 Old Belfast Road,  
Ballynahinch, BT24 8UY**

Newly built warehouse/trade counter accommodation extending to approximately 6,413 sqft on a self contained site.



## LOCATION

Ballynahinch is a popular market town which is a well-positioned industrial location approximately 13 miles from the key industrial hubs of Lisburn, Lurgan and Portadown. The property is also located in proximity to various other locations including the towns of Dromore and Hillsborough, both within a 10 mile radius and benefits from good access links to Belfast on the main A24 Belfast Road. The property's strategic location on the axis between the major cities of Belfast and Dublin allows it to benefit from an ease of access to the North and South of the province and the Republic of Ireland. The subject property is very easily accessible as it is located on the outskirts of Ballynahinch, just off the A24 and situated:

- 25 miles from Belfast International Airport
- 16 miles from Belfast City Airport
- 92 miles from Dublin Airport
- 15 miles from Belfast Port
- 40 miles from Larne Port
- 96 miles from Dublin Port

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# IMAGES





# DESCRIPTION

The warehouse totals approx. 14,678 sqft, however a portion of the unit has been let to Howdens Joinery.

- Newly built warehouse, remaining approximately 6,413 sqft available
- 5.1m eaves height
- 6.7m apex height
- 2no. roller shutter doors
- Concrete warehouse flooring
- Steel portal frame
- Double profile cladded insulated roof
- Translucent roof panels
- Fire alarms
- LED spotlighting
- 3 phase power supply
- Pedestrian door access
- Excellent frontage to main A24 Belfast Road
- Situated on a self-contained site
- Concrete yard and palisade fencing

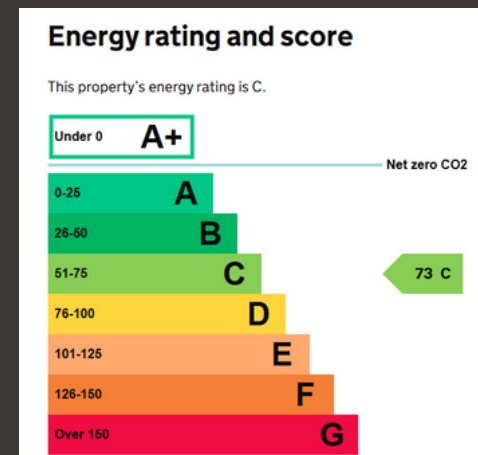


# SCHEDULE OF ACCOMMODATION

Unit	Sq M	Sq Ft
Warehouse	596	6,413
<b>Total</b>		<b>6,413 sqft</b>

# ENERGY PERFORMANCE CERTIFICATE

The property benefits from an EPC Rating of C73.





## For Further Information

### CONTACT

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## LEASE DETAILS

**Rent:** On Application

**Rent Review:** 5 yearly

**Term:** By Negotiation

**Repairs:** Full Repairing and Insuring terms

**Insurance:** The tenant will reimburse the landlord with a fair proportion of the cost of insuring the premises

**Service Charge:** A service charge may be levied to cover the cost of services, such as security and estate management of common areas.

### RATEABLE VALUE

We have been advised by Land and Property Services that the rates are to be reassessed upon completion.

### VALUE ADDED TAX

We have been advised that the property is elected for VAT and therefore VAT will be chargeable in addition to rents quoted above.

### ANTI MONEY LAUNDERING

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser/ tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.