



531 Saintfield Road, Carryduff, Belfast, BT8 8ES

To Let | 2,332 to 14,362 sq ft

TO LET Fully Refurbished Light Industrial / Trade Counter Accommodation

028 9020 5900
mcconnellproperty.com



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Summary

- Rent: £10 per sq ft
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

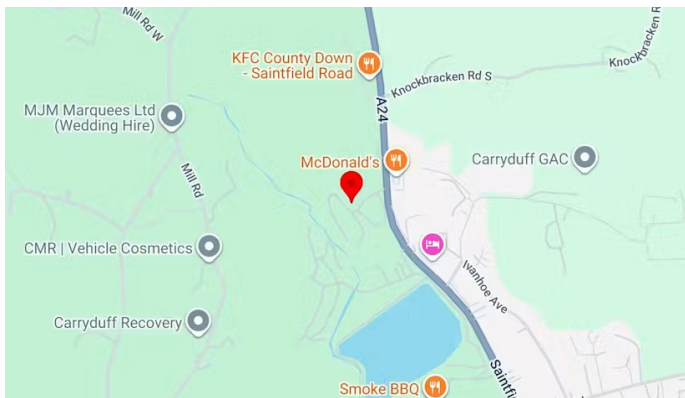


Greg Henry
07841 928670
greg.henry@mccconnellproperty.com



Ross Molloy
07443 085690
ross.molloy@mccconnellproperty.com

028 9020 5900
mccconnellproperty.com



Location

The subject property is located in a highly prominent position on the Saintfield Road which is one of the main arterial routes into Belfast city centre. It is situated approximately 2 miles north of Carryduff and 6 miles south of Belfast with convenient access to a wide road network. Neighbouring occupiers include McDonalds, Eurospar, KFC and Wrights Accident Repair Centre.

Description

The subject property will be fully refurbished to deliver a range of light industrial / trade counter accommodation ranging from 2,332 sq ft to 14,362 sq ft on an approx. 1.2-acre site. Units A&B can be combined to a single unit if required. The units shall be ready for occupation from September.

Unit A comprises of 3,490 sq ft of accommodation and benefits from a level-access roller shutter door to the front of the unit, W.C. and kitchen facilities and 4.3m low eaves rising to 5.9m at the apex.

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. AML: We are required to obtain evidence of the identity and proof of address of potential purchasers as part of mandatory anti-money laundering checks. If this can either be included in a fixed location or added as one of the options that we can toggle on/off that would be fantastic.



Unit B comprises of 6,757 sq ft of accommodation within the main building and an additional 1,783 sq ft of further storage to the rear of the site. The main building benefits from a loading bay to the rear, as well as level access loading for pallet trucks and office/trade counter accommodation to the front of the unit, W.C. and kitchen facilities, and eaves from 4m rising to 5.5m at the apex. The additional storage to the rear also benefits from a level-access roller shutter door.

Unit C comprises of 2,322 sq ft of accommodation, benefitting from a loading area and level-access roller shutter door to the rear, W.C. and kitchen facilities, showroom/trade counter accommodation to the front and eaves from 3.5m rising to 5.9m at the apex.

All three units have undergone extensive refurbishment and benefit from new W.C. and kitchen facilities as well as car parking and generous surrounding yard area with circulation for HGVs.

Accommodation

Name	sq ft	sq m	Availability
Unit - A	3,490	324.23	Available
Unit - B	8,540	793.39	Available
Unit - C	2,332	216.65	Available
Total	14,362	1,334.27	

