

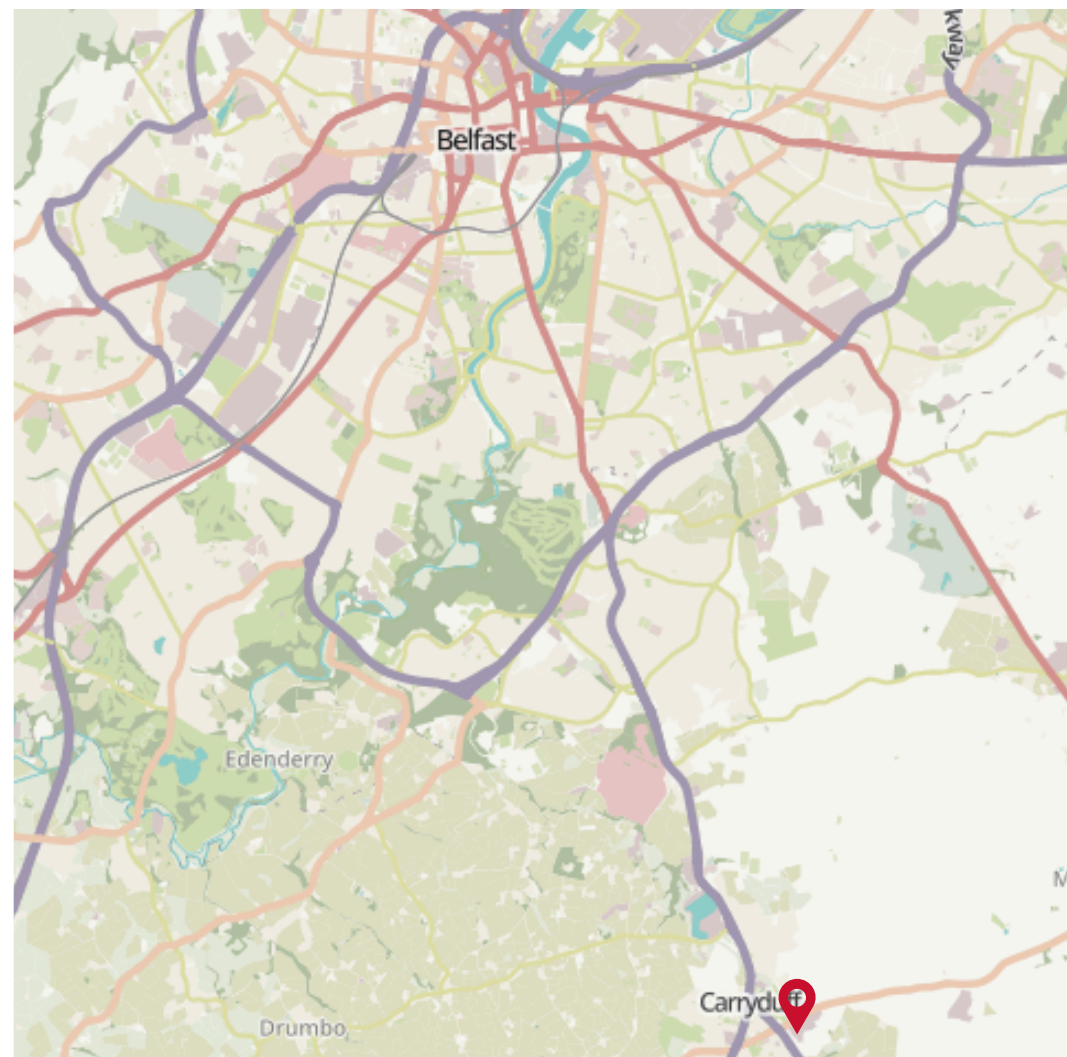
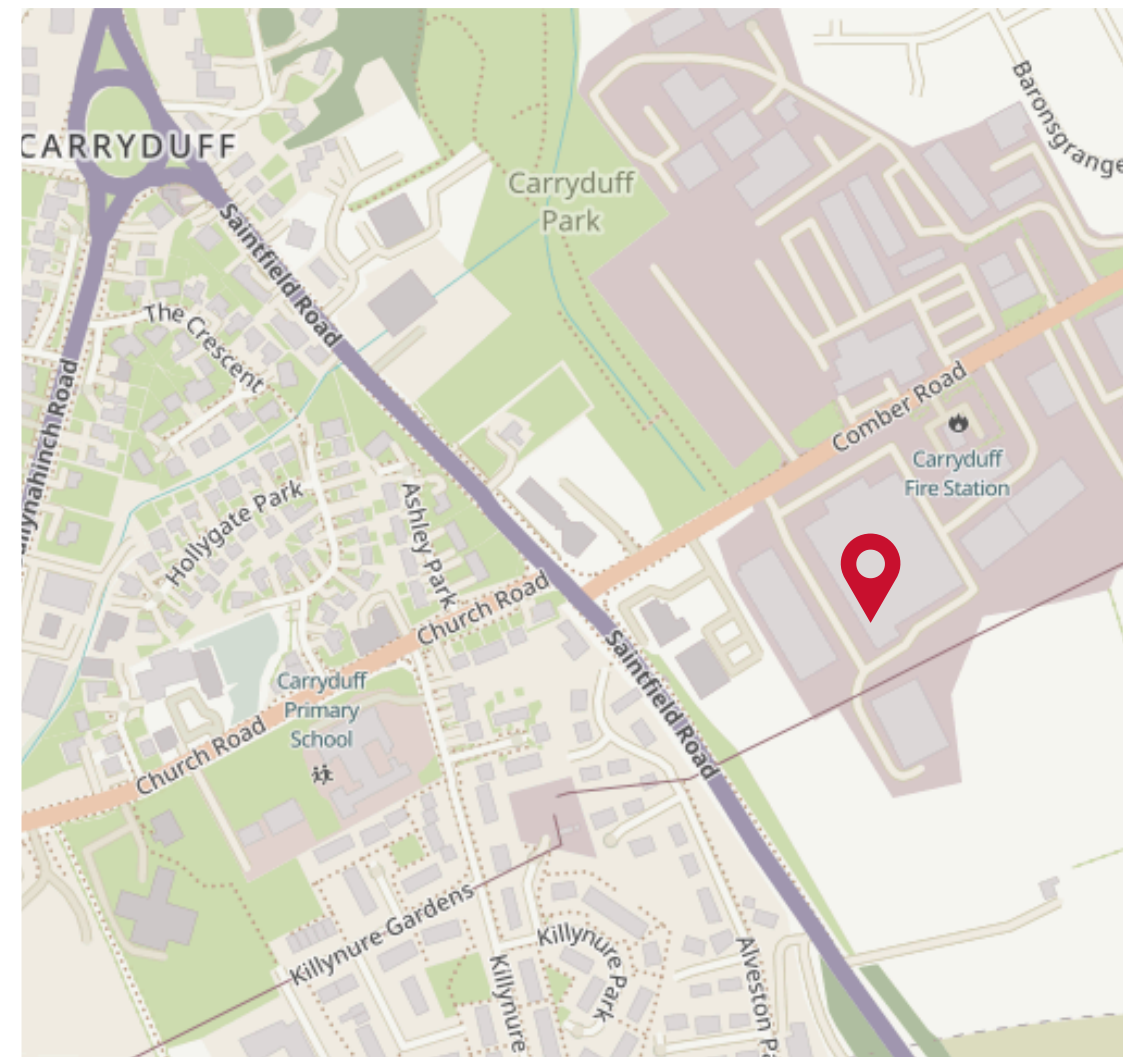
TO LET

**Lambert
Smith
Hampton**



**Unit 7, Carryduff Business Park, Comber
Road, Carryduff, BT8 8AN**

**Warehouse Unit with Offices
Extending to Approximately
7,351 Sq. Ft.**



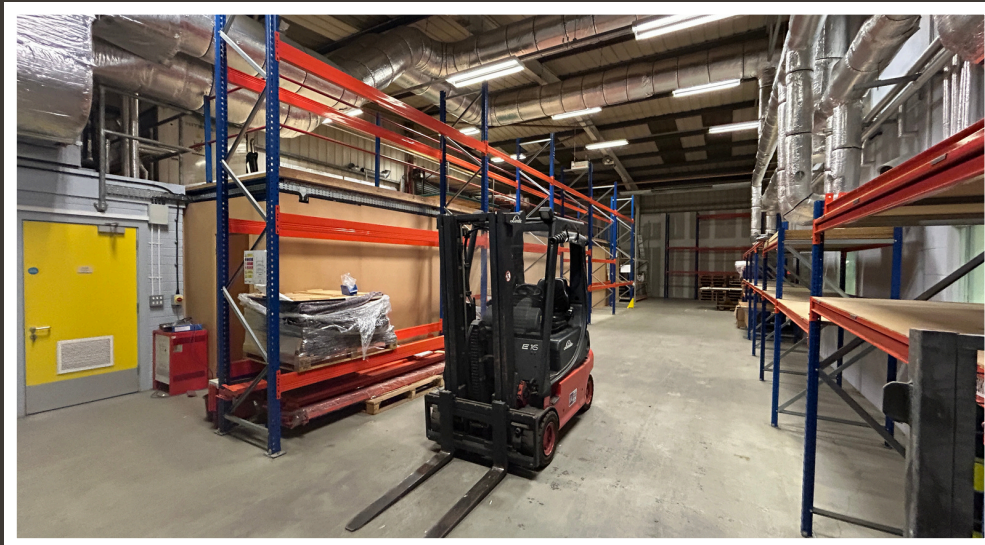
LOCATION

The subject property is strategically located in Carryduff Business Park on the Comber Road, approximately 6 miles south of Belfast City Centre, offering excellent access to Greater Belfast and the wider Northern Ireland region. The area benefits from strong transport links via the A24 and A7, providing direct routes to Lisburn, Ballynahinch, Downpatrick and the M1 motorway. This strategic location places the property within easy reach of key commercial centres, making it an attractive base for businesses seeking regional connectivity and proximity to Belfast's economic core.



DESCRIPTION

- Modern end of terrace warehouse unit of steel portal frame construction with a metal clad roof, polished concrete flooring, roller shutter door, strip lighting and three phase power supply.
- The unit extends to a total Gross Internal Area of approximately 683 Sq. M. (7,351 Sq. Ft.). The warehouse extends to 3,825 sq. ft. with two storey offices extending to 3,526 sq. ft. There is a warehouse mezzanine area extending to approximately 1,443 sq. ft.
- If preferable, the Landlord can remove offices to create additional warehouse space.
- The warehouse has a minimum eaves height of 5.10 metres.
- The property benefits from two storey office accommodation to the front benefitting from independent access from the warehouse. The office accommodation comprises a number of cellular offices and open plan space in addition to a kitchen, male and female W.C.'s and storage space. A disabled access lift has been installed providing access to the first floor.
- Specification of office comprises carpeted floor covering, plastered and painted walls and a suspended ceiling incorporating fluorescent strip lighting
- Allocated car parking to the front.
- Secure gated access to Carryduff Business Park off Comber Road.





ENERGY PERFORMANCE CERTIFICATE

An EPC Certificate is currently being commissioned for the property.

SCHEDULE OF ACCOMMODATION

Floor	Accommodation	Sq. M.	Sq. Ft.
Ground	Warehouse	355.40	3,825
Ground	Offices	163.80	1,763
First	Office / Kitchen / W.C.'s	163.80	1,763
Total GIA		683.00	7,351

Note: The mezzanine area can be removed to create extra clearance height in the warehouse if required.

For Further Information

CONTACT

Phil Lennon	Faye Calderwood
07345 463 032	07355 608 642
plennon@lsh.ie	fcalderswood@lsh.ie

LEASE DETAILS

Rent: On Application.

Term: By Negotiation.

Repairs: Full Repairing and Insuring terms.

Insurance: The tenant will reimburse the landlord with a fair proportion of the Landlord's annual insurance premium.

Availability: The unit is available from April 2026.

RATEABLE VALUE

The total Net Annual Value (NAV) for the property for the year 2025/26 by Land & Property Services is £35,200 per annum.

The total Rate and Poundage for Lisburn and Castlereagh District Council for the year 2025/26 is 0.566150. We therefore calculate the current rates payable to be £19,928.48 per annum.

Interested parties are responsible for undertaking their own enquires regarding rates.

VALUE ADDED TAX

VAT is applicable to the property.

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.