



To Let 1st Floor Commercial Premises

Unit 1, 40 The Cutts, Derrriaghy, BT17 9HN


**FRAZER
KIDD**

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Summary

- Commercial office premises with great connections to Lisburn and Belfast.
- Recently refurbished 1st floor office standard extending to c. 1,700 Sq Ft.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

Location

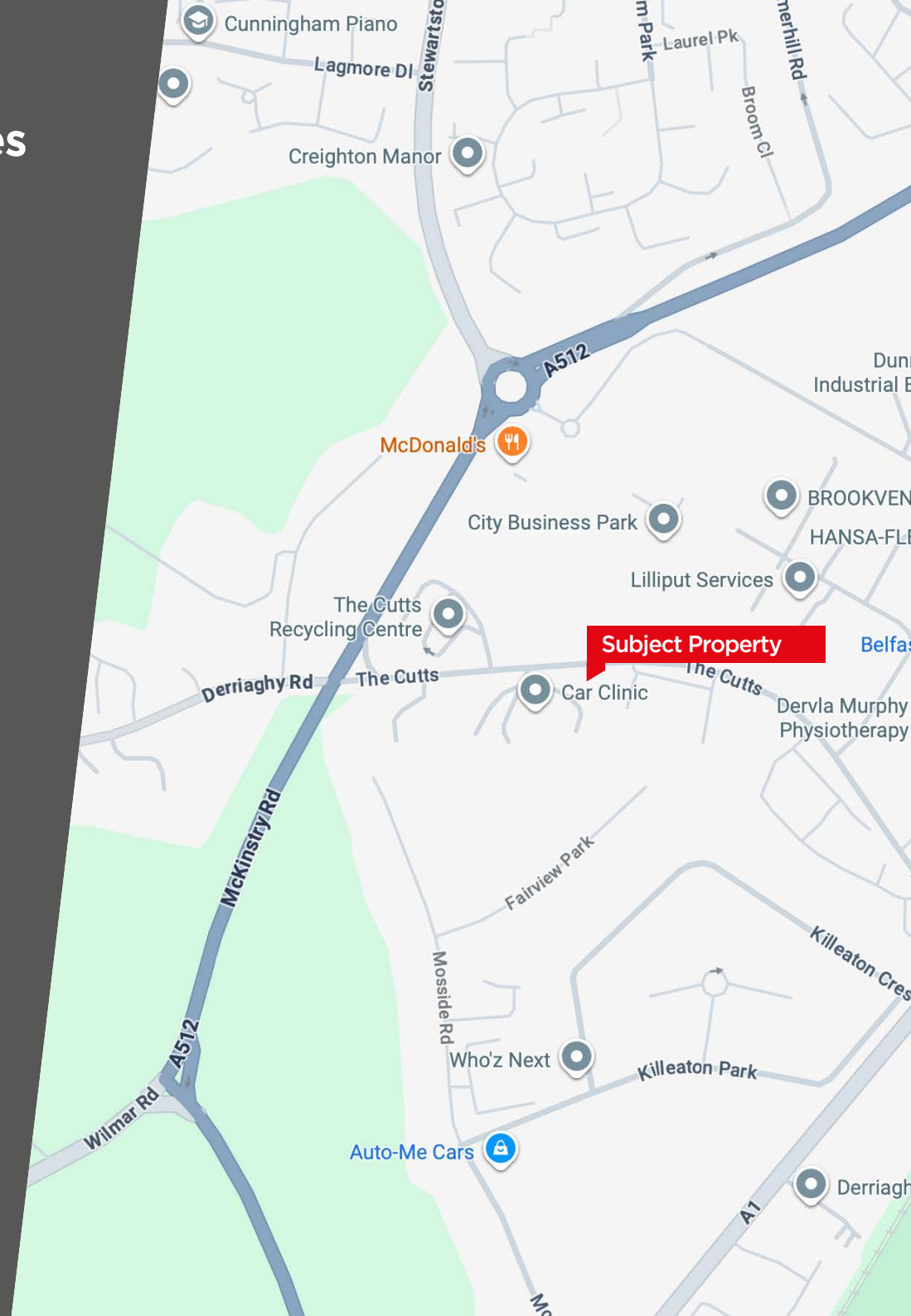
Derriaghy is a well-established industrial location conveniently situated 5 miles south of Belfast City Centre and 3 miles north of Lisburn. The Cutts benefits from easy access to the M1 Motorway via the interchange at Black's Road. Public transport links include Derriaghy Train Station, and several bus stops are within walking distance.

Description

The property comprises of a modern commercial premises currently laid out to accommodate a professional services office. The property comprises of reception area, 4 spacious offices, kitchen and store previously used as a private gym facility. This commercial unit benefits from W/C, accessible WC and shower room.

The property is located within a busy business park and benefits from communal employee and customer parking.

A range of the current occupier's furniture is available to purchase. Further details can be provided following an accompanied viewing.



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Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Description	Sq. M	Sq. Ft
Office 1	32.34	347
Office 2	20.66	222
Office 3	34.29	369
Office 4	21.1	227
Kitchen	14.65	157
Store	33	355
W/Cs		
Total Approximate Net Internal Area:	158	1,700

Lease

Length of lease by negotiation

Rent

Inviting offers in the region of £12,000 per annum.

Rates

To be assessed

We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the building of which the subject premises forms part, estimated to be £1,007 + VAT for the term 01.04.2024 - 31.03.2025.

VAT

All figures quoted are exclusive of VAT, which is payable.

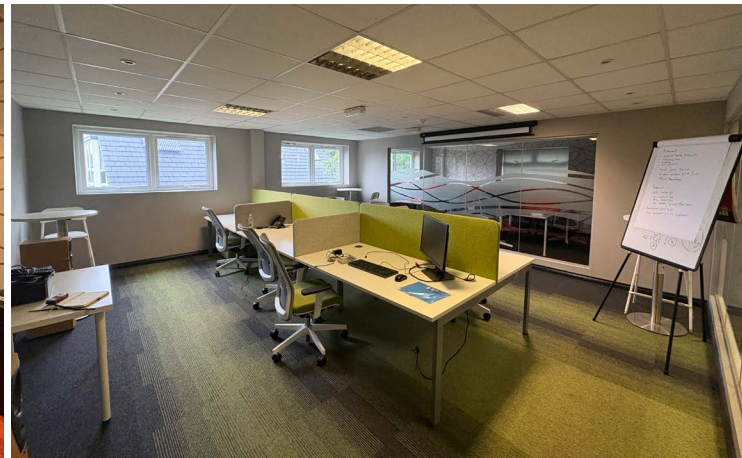
Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





FRAZER KIDD

For further information please contact:

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EPC



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