

6 & 6A Crumlin Road, Crumlin, BT29 4AD

Warehousing with offices and yard

To Let



- Warehouse premises with office accommodation totalling 8,310 sq ft.
- Close proximity to Nutts Corner Roundabout and M1 Motorway network.
- Car parking to front and shared rear service yard.
- Building 1 currently fitted out with 2no. spraying booths.

Belfast Office - Clarence House, 4-10 May Street, Belfast, BT1 4NJ

Ian Harbinson

Lambert Smith Hampton

Telephone: **028 9026 9257**

Mobile: **07876 454232**

Email Address: **iharbinson@lsh.ie**

Tom Donnan

Lambert Smith Hampton

Telephone: **028 9026 9238**

Mobile: **07442 495827**

Email Address: **tdonnan@lsh.ie**

**Lambert
Smith
Hampton**

028 9032 7954
www.lsh.ie

6 & 6A Crumlin Road, Crumlin, BT29 4AD



Location

The subject property is located on the Crumlin Road, Crumlin c.5 miles from Nutts Corner Roundabout, c.14 miles from Belfast City Centre and c.5 miles from Belfast International Airport. Crumlin is a town with a rapidly expanding population currently estimated at c.4,259 persons. The property is strategically located in Mid Ulster to offer access to an excellent transport network, namely the M1, M2 and A1 Motorway Network already recognised by major occupiers such as Citylink Couriers, Lidl Ireland Distribution, TNT Parcel Delivery Service, Randox Laboratories and Bond Delivery.

Lease details

Term - By negotiation.

Rent - £25,000 pa exclusive.

Insurance - The tenant will be responsible for reimbursing the landlord with the costs for insuring the premises.

Repairs - The tenant will be responsible for internal and external repairs.

Accommodation

Floor area	Sq ft	Sq m
Building 1		
Office Accommodation	1,435	133.31
Paint Shop	6,875	638.70
Total	8,310	772

Description

The subject property consists of a warehouse unit and office formerly used as a Commercial Vehicle Repair spray workshop.

Building 1 provides office accommodation fitted internally to include plastered and painted walls, carpeted flooring, kitchen & WC facilities and fluorescent strip lighting. Building 1 also provides warehousing of steel frame construction which includes 2no. electric roller shutter doors, 2 no. spray rooms, extraction system and inspection pit.

Business Rates

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

Net Annual Value:- £11,400

Rate in £ 19/20: £0.5893

Rates payable if applicable:- £6,718.02

Value Added Tax

We are advised that the subject property is VAT registered, therefore VAT will be chargeable in addition to the rent.