

TO LET

SELF CONTAINED OFFICE

1375 SQ FT



44-46 CITY BUSINESS PARK DERRAIGHY

**Campbell
Cairns**
Commercial

028 9024 9024

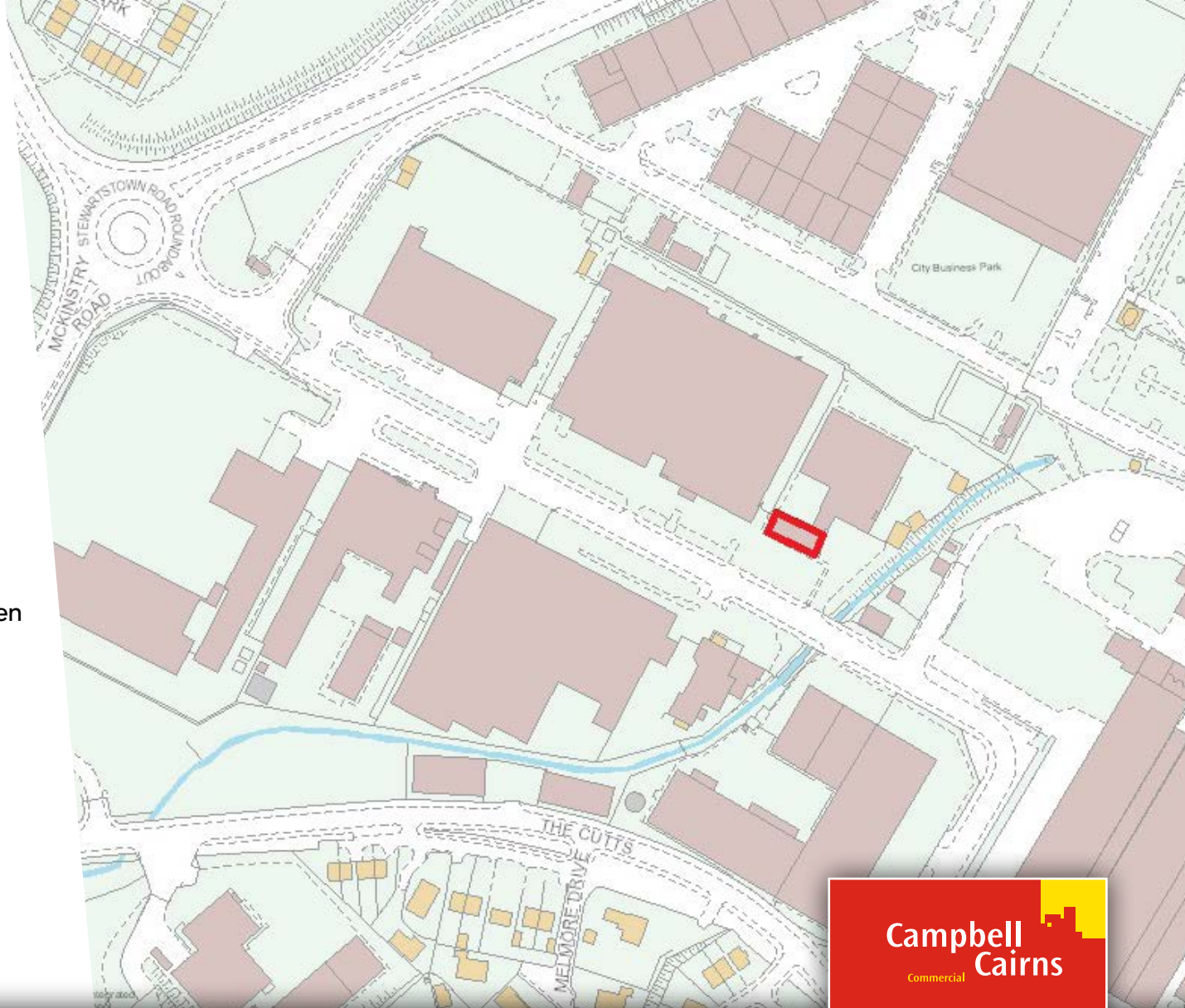
LOCATION

City Business Park is ideally situated close to junction 3 of the M1 motorway approximately 6 miles south of Belfast and 2 miles north of Lisburn in an established commercial location. Excellent road communications provide easy access to this area, supported by frequent bus services passing near and by regular train services in the local area.

DESCRIPTION

The office suite is a self contained office fitted to include plastered and painted walls, suspended ceilings and carpet covered floors. This office suite comprises of 7 offices, a store, reception area, kitchen and WC facilities.

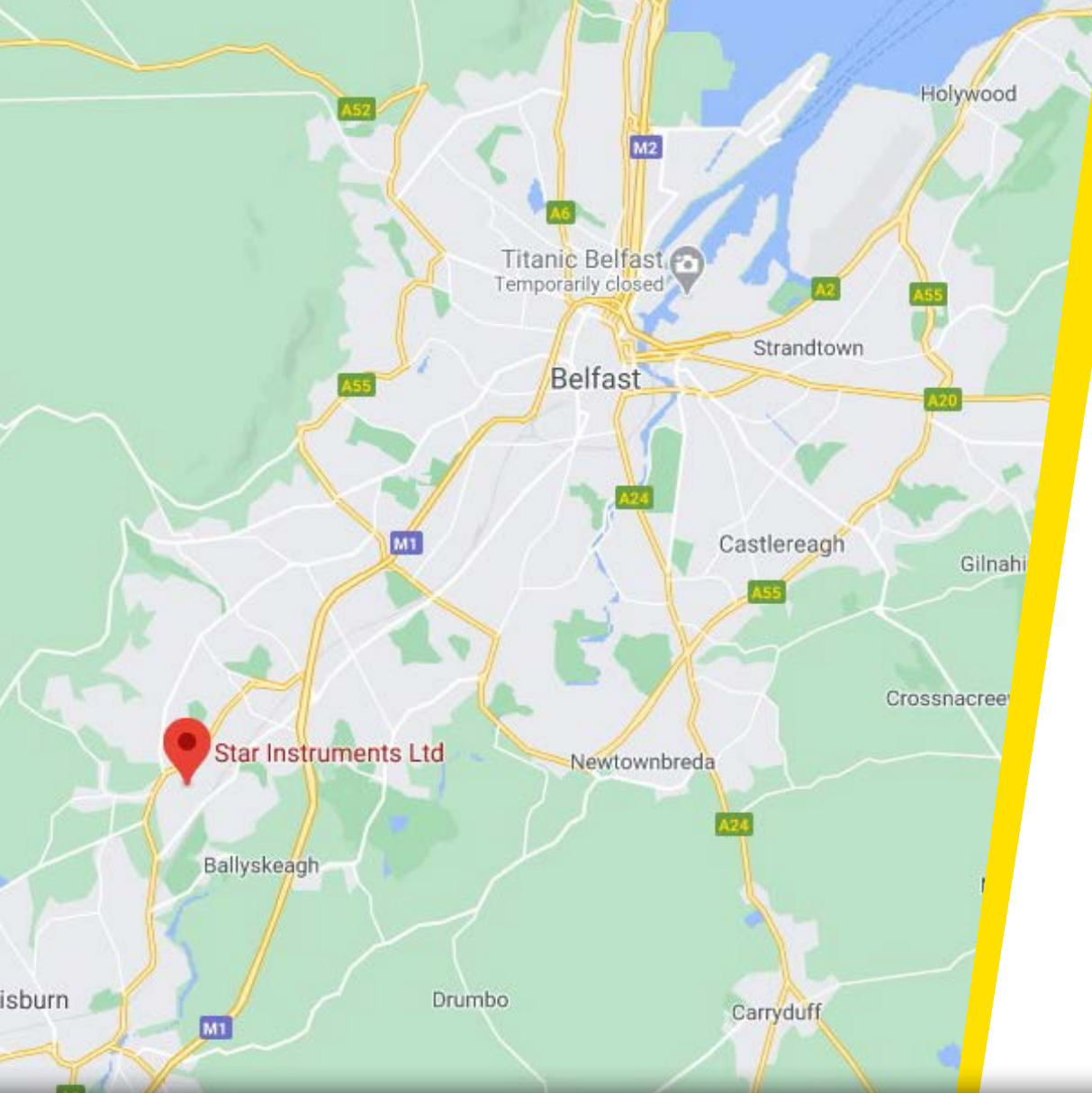
The office benefits from 9 on site parking spaces.



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ACCOMMODATION

Reception	181 sq ft	16.8 sq m
Offices (7)	1174 sq ft	109.1 sq m

Plus Kitchenette & WC's.

LEASE DETAILS

Rent	£10,000 inclusive
Term	Negotiable
Service Charge	TBC
Repairs	Tenant responsible for internal repairs
Insurance	Tenant will be responsible for reimbursing the Landlord with a fair proportion of the insurance premium.

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DERRAIGHY**



NAV

Rates payable are approximately £770.00 per annum.

VAT

Rentals, prices and outgoings do not include VAT which may be chargeable.

VIEWING

Strictly by appointment through Campbell Cairns

EPC

G167

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