TO LET – NEW BUILD INDUSTRIAL UNITS

770 UPPER NEWTOWNARDS ROAD, DUNDONALD, BT16 0UL

Colliers

CBRE NI
PART OF THE AFFILIATE NETWORK

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Location

The subject property is accessed via Ballyoran Lane and is fronting onto the Upper Newtownards Road, approximately 6 miles from the Belfast City Centre. Upper Newtownards Road is one of the main arterial routes into the City Centre. Occupiers in the area include Gilnahirk Tyres, Invictus Gymnasium, JGM Group, Towbars NI and WRIGHTS Accident Repair Centres.

Specification

- Steel portal frame
- Mix of engineering bricks and metal cladding to the walls
- Roller shutter doors
- 6 meters eaves height
- 3 Phase power throughout
- LED lighting internally throughout
- Ready for tenant fit-out
- Units can accommodate a mezzanine floor
- 142 car parking spaces across the site

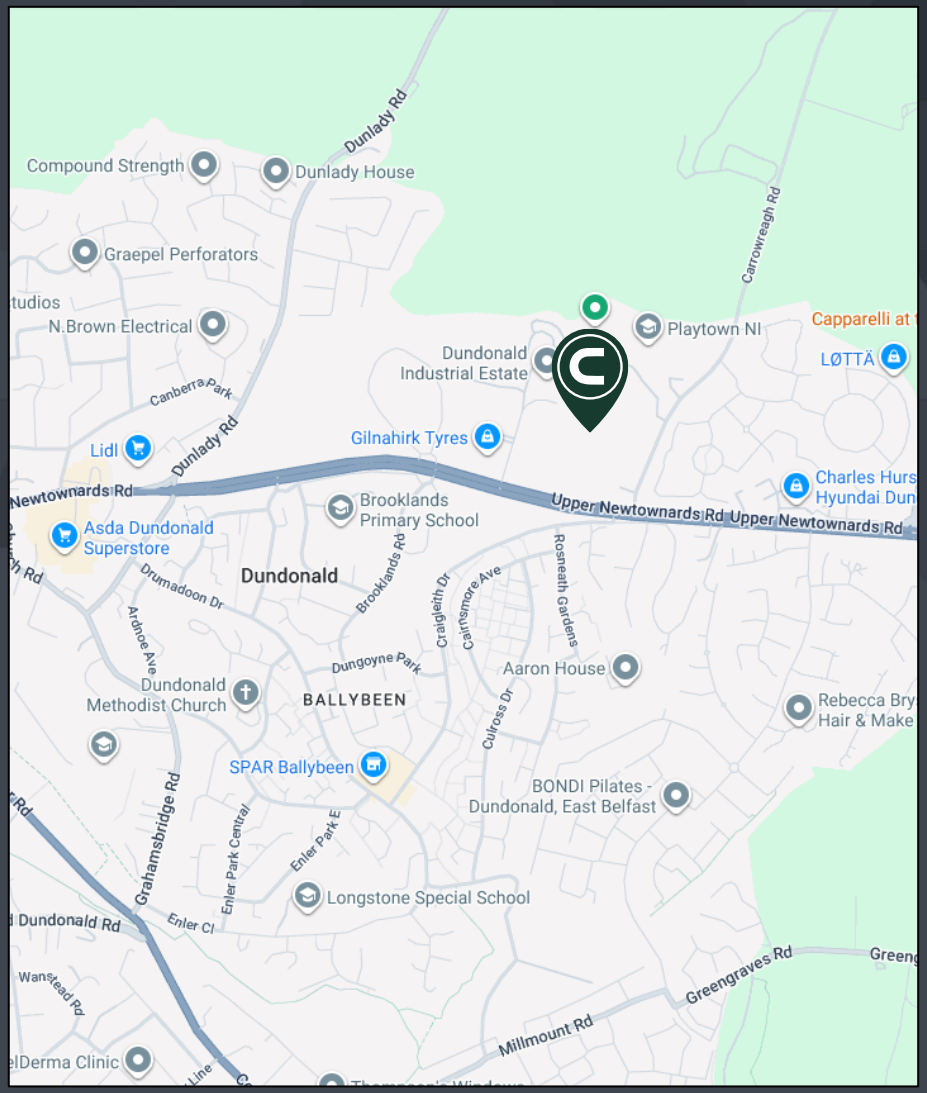
Description

New build warehouse units which will be built to suit individual tenants needs.
Warehouse units from 1,500 – 15,000 sq ft.
Phase one units due for completion December 2026.

Rent	From £18,000 per annum exclusive. (for each 1,500 sqft unit)
Term	10 years
Repairs/Insurance	Full repairing and insuring basis
Service Charge	A service charge will be levied to cover external repairs and maintenance to common areas etc current estimate £300 per unit per annum

VAT

All prices, charges and outgoings are quoted exclusive of but may be liable to Value Added Tax at the prevailing rate.



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Accommodation	
Phase 1	1,500 sqft x 20 units
Phase 2	1,500 sqft x 8 units
Phase 3	1,500 sqft x 3 units

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Car Parking
142 Spaces available
2 spaces outside each unit

Additional Car Parking	
Phase 1	45
Phase 2	35
Phase 3	10

Total Car Parking spaces	
Phase 1	85
Phase 2	41
Phase 3	16

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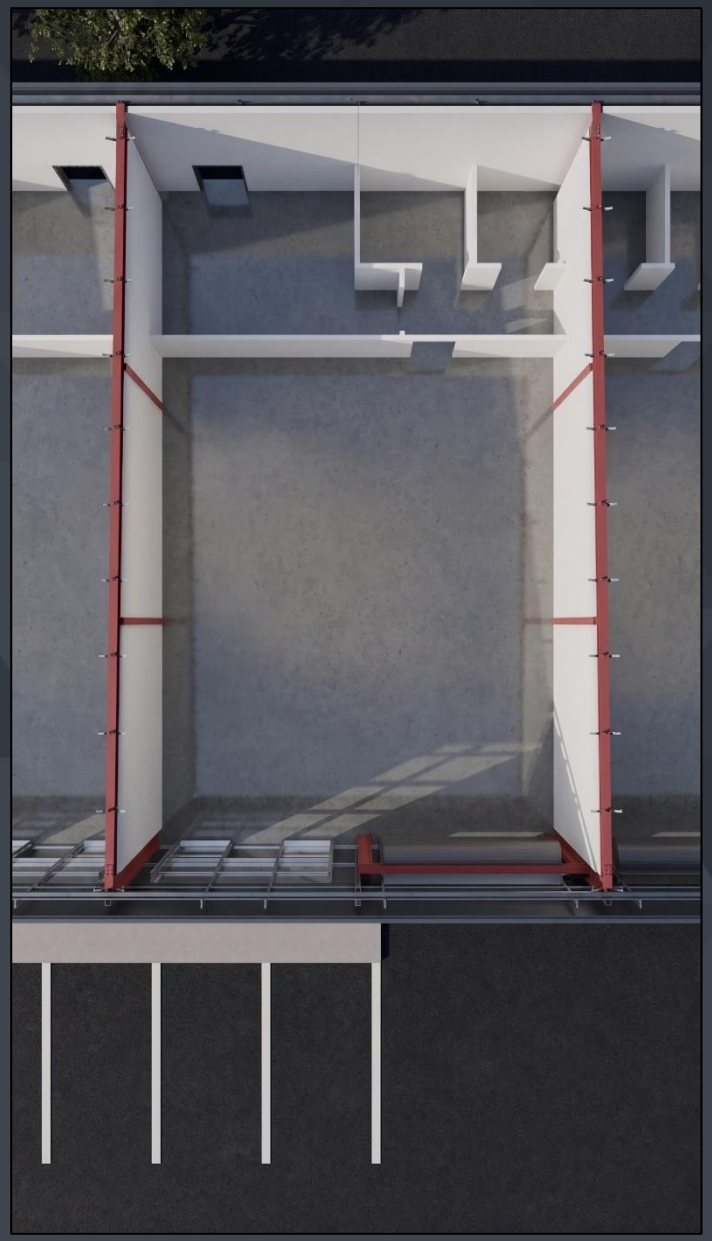

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Site Plan

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Information & Contact

AML

CBRE NI and Colliers are required to obtain evidence of the identity and proof of address of potential purchasers as part of mandatory anti-money laundering checks.

EPC

To be assessed.

Contact

CBRE NI
The Linenhall
32-38 Linenhall Street
Belfast, BT2 8BG

T: 028 9043 8555
W: www.cbreni.com
@CBRE_NI

Lisa McAteer
T: 07920188003
E: lisa.mcateer@cbreni.com

Stephen Smith
T: 07976 523666
E: stephen.smith@cbreni.com

Colliers
25 Talbot Street
Belfast, BT1 2LD

T: +44 28 9024 1500
W: www.colliers.com
@Colliers_UK

Phillip Smyth
T: 07843348923
E: phillip.smyth@colliers.com

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