

# TO LET

## Showroom Offices and Warehouse 63a Dows Road, Belfast BT8 8LB



Situated in a semi-rural location off the Ballylesson Road from Newtownbreda to Lisburn this is a gem of a property ideally suited to an expanding business. Built some 25 years ago the accommodation offers a modern showroom, excellent offices and Warehousing with full height roller shutter door, 14' eaves height, and 3-phase electric. The site, directly off the road, offers good tarmaced car parking and loading facility within a pleasant landscaped environment. The location offers easy access to the Belfast Outer Ring and M1 junction.



### SIZE

#### Ground Floor

Reception / Office / Showroom	1,336 sq.ft.	(124.2 sq.m.)
Ladies and Gents W.C.'s		
Warehouse	1,830 sq.ft.	(170.1 sq.m.)
Mezzanine Stores	419 sq.ft.	(38.1 sq.m.)

#### First Floor

Offices / Kitchen	995 sq.ft.	(92.5 sq.m.)
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### Outside

2 no. Lorry Boxes for additional rough storage if required. Ample car parking.



### RENT

**Offers in the region of £14,000 per annum**

**54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747**

**e-mail: [dee@trcommercial.co.uk](mailto:dee@trcommercial.co.uk)**

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial (NI) LLP. NC001518  
Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRC or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.



VAT	Not applicable	
LEASE	By negotiation subject to a minimum of 5 years	
RATES	NAV	£5,900.00
	Rates payable 2018/19	£3,556.54
EPC	C-69	
VIEWING	By appointment with Sole Agent 028 9042 4747	

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

69

This is how energy efficient the building is.

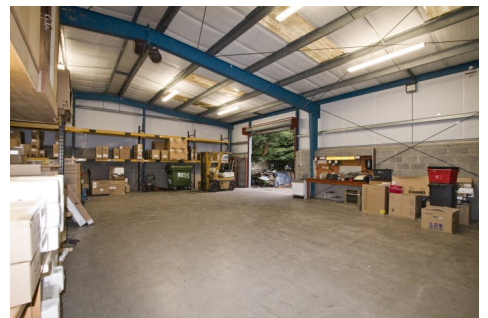
D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient



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