



RHM
Commercial

OFFICE

To Let

Ground Floor Office

**Unit 74, Derriaghy Industrial Park,
The Cutts, BELFAST BT17 9HU**

- Located 6 miles from Belfast City Centre and 3 miles from Lisburn
- Easy Access to and from Belfast via the Dunmurry/Finaghy junction of the M1
- On site car-parking
- Floor Area: 292.0 sq m (3,143 sq ft)

Property Consultants

RHM COMMERCIAL LLP
First Floor, Edward Court,
Saint Anne's Square,
Belfast, BT1 2LR
T 028 9043 4300
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LOCATION

Derrriaghy Industrial Park is located 6 miles south west of Belfast City Centre and 3 miles from Lisburn. The premises are accessed via The Cutts, Derrriaghy. Derrriaghy Railway Station is also nearby.

Occupiers in the park include Nu-Life Engineering, Rexmore Textiles, Zero Hydraulics, Metal Tech Engineering and Media Mechanical Services.

DESCRIPTION

Ground floor office accommodation.

The premises are currently shell finish to be fitted out to include:

- Smooth plastered & painted walls
- Suspended ceiling with inset lighting
- Carpeted floor
- Comfort heating & cooling system
- Perimeter trunking
- Toilet accommodation

ACCOMMODATION

Floor Area
292.0 sq m (3,143 sq ft)

Toilet Accommodation
On site car-parking

LEASE DETAILS

Term
Negotiable, subject to a minimum of 3 years.

Rent
£10 psf, per annum plus VAT.

Car-Park Spaces
£500 per space, per annum plus VAT.



EPC

Repairs

The tenant will be responsible for repairs to the interior of the premises and maintenance of doors, windows and shutters.

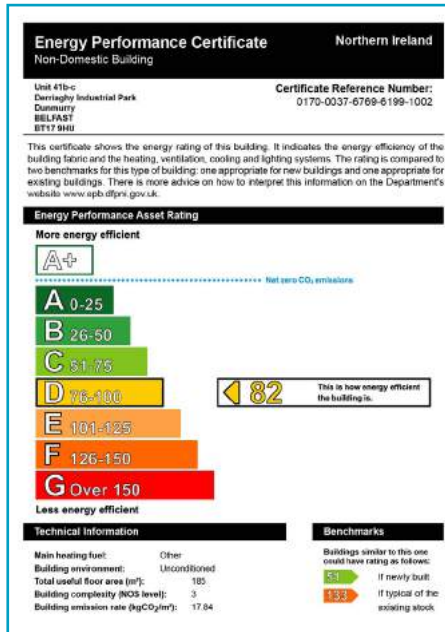
Service Charge

To cover security, CCTV, communal and external maintenance and repairs, electricity and managing agents fees.

Current Year's Estimate:
£0.93 per sq ft, plus VAT.

Insurance

The tenant will be responsible for a fair proportion of the annual building insurance premium.



NAV

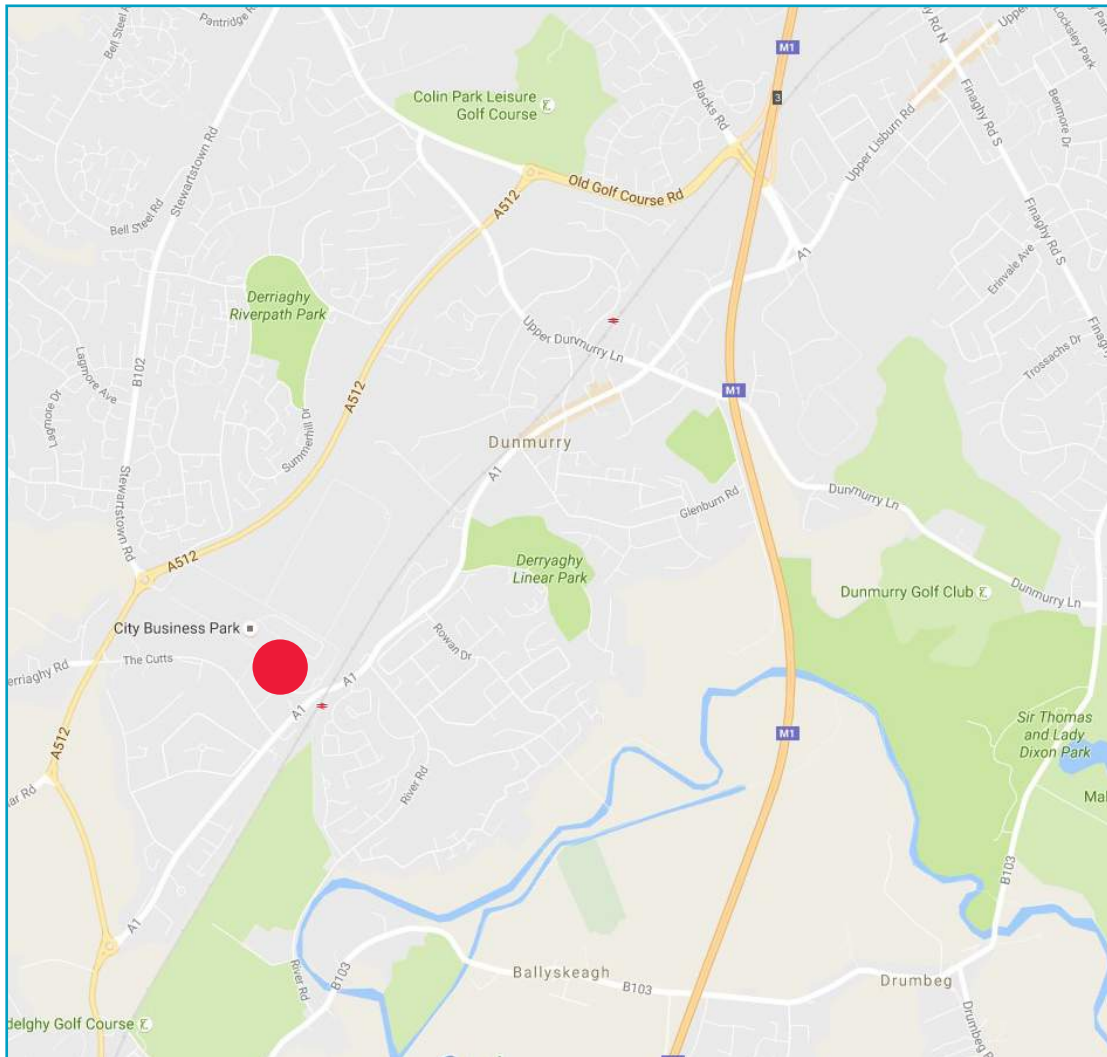
To be Assessed.

VAT

The premises are registered for Value Added Tax.

Ground Floor Office

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VIEWING

By prior appointment with RHM Commercial.

CONTACT

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RHM COMMERCIAL LLP

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