

**Tim Martin**  
— .co.uk



**Industrial Workshop For Rent**  
**12 Station Road**  
**Saintfield**  
**BT24 7DU**

**£13,500 Per  
Annum**

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956



A modern light industrial workshop situated on the outskirts of Saintfield village, with ease of access to Downpatrick, Lisburn and Belfast. The unit is accessed through an electric roller door and extends to approximately 2372 sqft or thereabouts. Fitted with phase 3 electric, ample power points and fluorescent lighting, the unit is suitable for a wide range of uses (subject to planning). Outside, ample parking space is available.

### Warehouse

2372 sqft; electric roller shutter door (approx 13'10 (h) x 12'7 (w)); fluorescent lighting; ample power points; pedestrian / customer access; phase 3 electric.

### Outside

Parking space available - area to be agreed with landlord.

### Rent

£13,500 per annum (exclusive)

### Total Nav

£9,200

### Rates Payable

£5527.21 P/A

Please note: all prospective tenants should make their own enquiries to confirm the NAV/RATES PAYABLE shown.

### Term

By negotiation on a full repairing and insuring lease

### Deposit

3 months rent

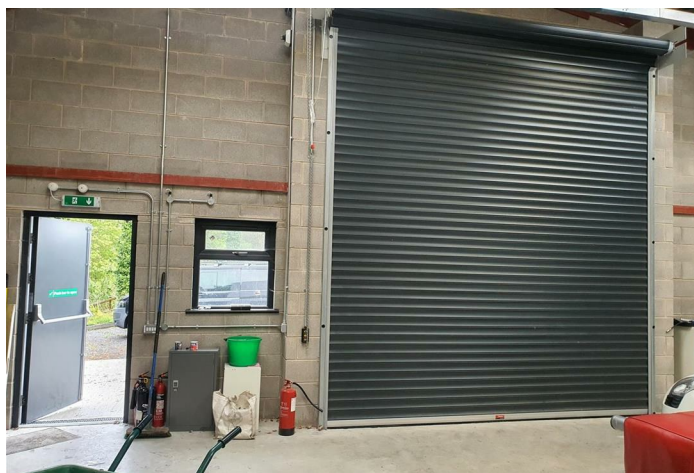
### VAT






Applicable

Use: subject to landlords approval and planning permission-restrictions- no mechanics or food production companies.

### Viewing

Strictly By Appointment With The Agent



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>Northern Ireland</b> EU Directive 2002/91/EC	

**Comber** ■

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T 028 91 8789596

**Saintfield**

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T 028 97 568300

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