

Quillyburn Business Park, Dromore, BT25 1BY

To Let

New Build Warehouse accommodation totalling approximately 16,400 sq ft on a site of 0.88 acres with 3 no. dock levellers
Strategically located on A1 Belfast to Dublin Transport Corridor



Lambert
Smith
Hampton

Location

Dromore is a popular market town which is approximately 10 miles south west of Lisburn, 6.5 miles from Hillsborough, 8.5 miles from Banbridge and 11 miles west of Ballynahinch with good access links to Belfast and Newry along the A1 dual carriageway and M1 Motorway. The subject property is located in the outskirts of Dromore within Quillyburn Business Park, just off the Banbridge Road. Other businesses in the immediate area include JP Corry and UPU Industries.

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| <ul style="list-style-type: none">• 27 miles from Belfast International Airport• 22 miles from Belfast City Airport• 80.2 miles from Dublin Airport | <ul style="list-style-type: none">• 22.3 miles from Belfast Port• 41.4 miles from Larne Port• 85.2 miles from Dublin Port |
|---|---|

The lands strategic location on the axis between the major cities of Belfast and Dublin allows it to benefit from a large catchment population, with in excess of 1 million people living within a 1 hour drive time. On average, in the region of 27,000 vehicles pass through each day on this section of A1 (Traffic Census, 2013).

Description

- Steel portal frame construction with 100mm thick composite cladding panels by kingspan to walls and roof;
- Cavity concrete block walls up to a height of 2.4m;
- Reinforced concrete floor;
- Double skinned pitched roof;
- Minimum eaves height of 7m;
- WC facilities;
- Roller shutter doors;
- Steel faced pedestrian doors;
- Translucent roof lights;
- 3 phase power supply.

Schedule of Accommodation

	Sq Ft	Sq M
Total Internal Area	16,400	1,523

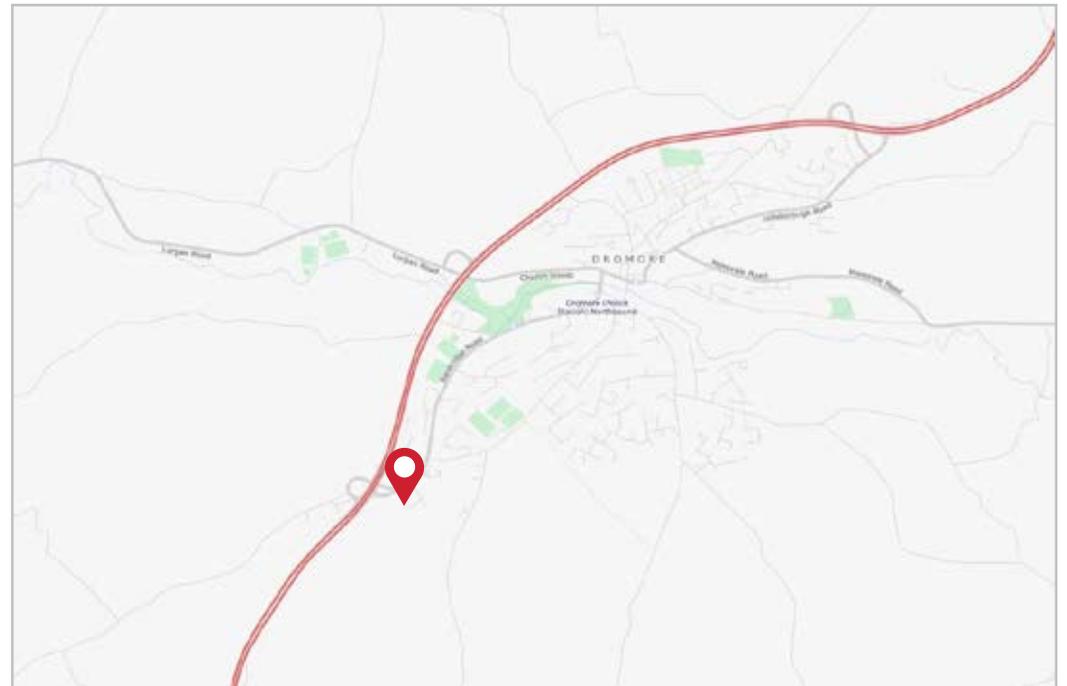
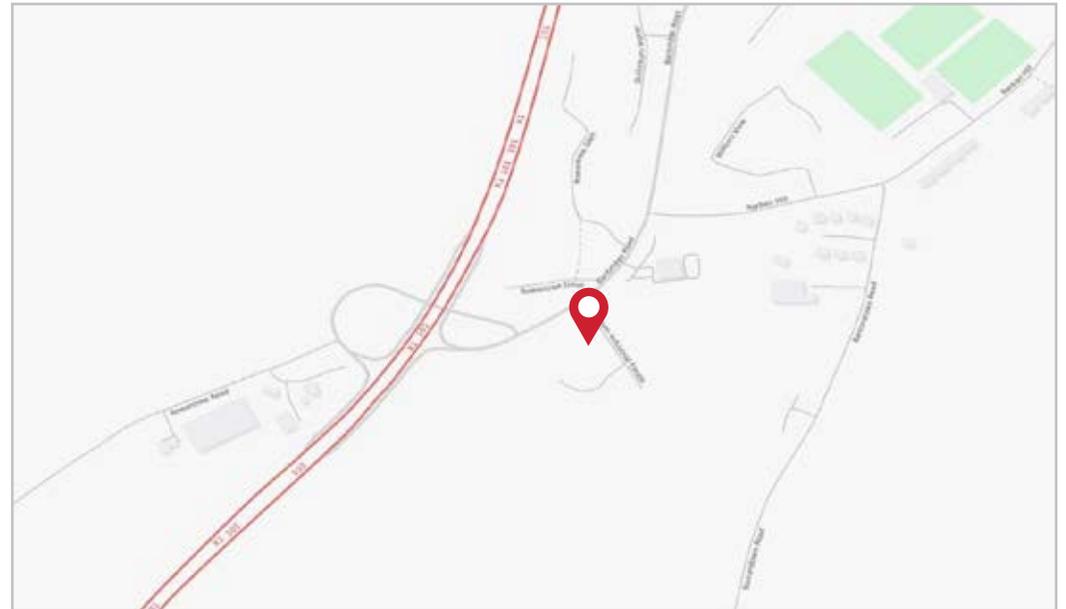
Lease Details

Term - By negotiation.

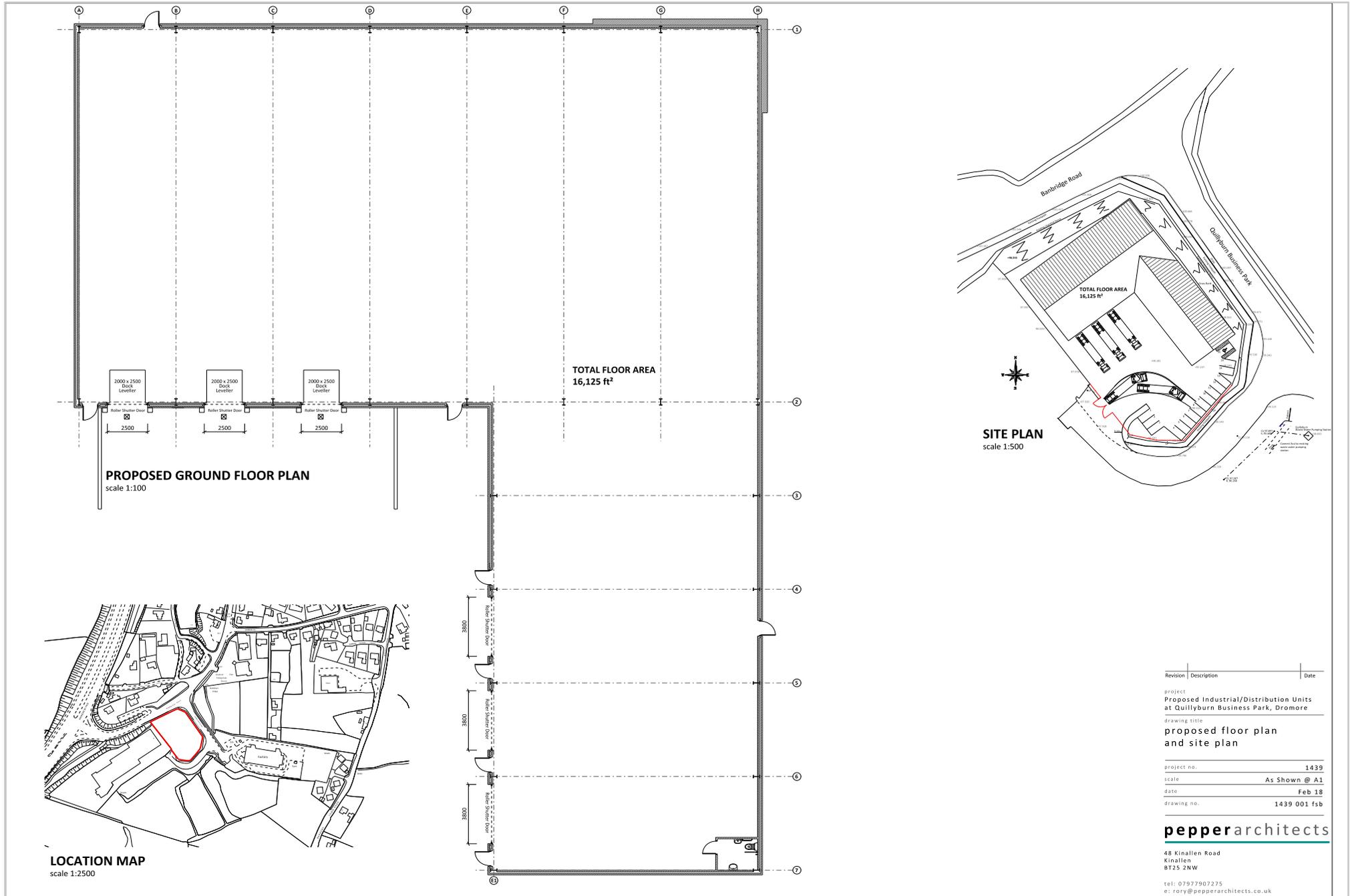
Rent - Rent on application.

Repairs - The tenant is to be responsible for external and internal repairs.

Insurance - The tenant is to be responsible for reimbursing the Landlord with a fair proportion of the insurance premium.



For Indicative Purposes Only



Revision	Description	Date
project Proposed Industrial/Distribution Units at Quillyburn Business Park, Dromore		
drawing title proposed floor plan and site plan		
project no.	1439	
scale	As Shown @ A1	
date	Feb 18	
drawing no.	1439 001 fsb	

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Rates

We have been advised by Land and Property Services that the rates are to be assessed upon completion.

Value Added Tax

HMRC are currently in the process of determining the VAT status. For further information, please contact the agent.

Further Information

For further information, please contact:-

**Lambert
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Hampton**

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