

To Let

Various Units at Kilwee Business Park
Kilwee Business Park, Upper Dunmurry Lane, Belfast, BT17 0HD



CUSHMAN &
WAKEFIELD



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PIERCE



To Let

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Property Highlights

- Secure self-contained business park
- Excellent transport links
- Various warehouse units available from c. 5,000 sq ft
- Suitable for a wide variety of uses STPP

Location

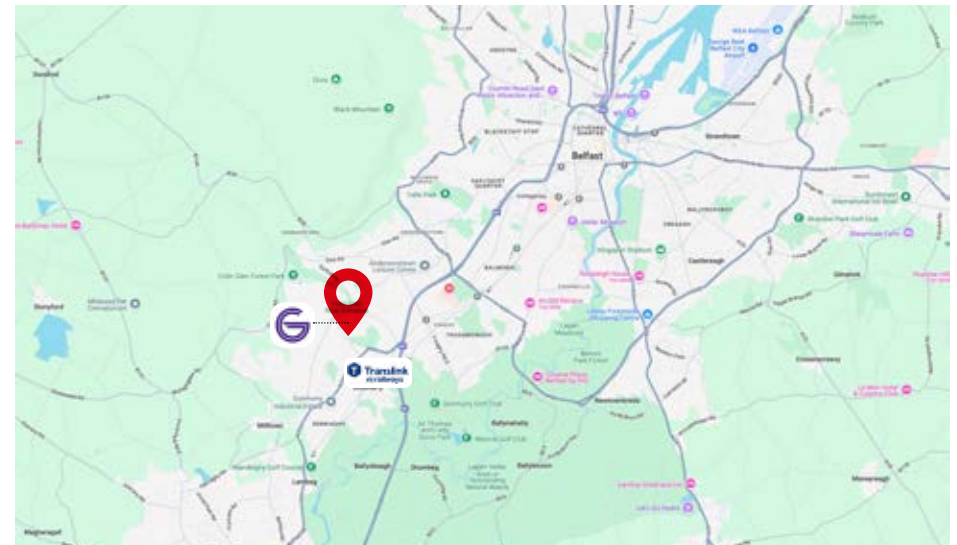
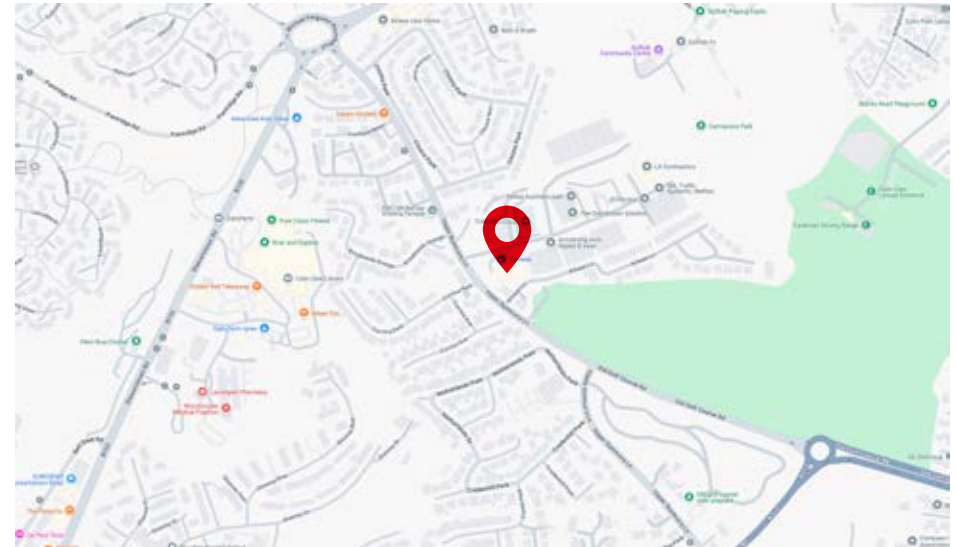
Kilwee Business Park is strategically located on Dunmurry Lane, approximately 5 miles south west of Belfast City Centre and 4.5 miles north of Lisburn. The business park benefits from excellent transport links, being situated just 1 mile from the Black's Road junction of the M1 via Old Golf Course Road, providing immediate access to the motorway network, the Belfast to Dublin Transport Corridor, Belfast port and the rest of the province.

Kilwee is also located adjacent to the Upper Dunmurry Lane Glider station and 0.8 miles from Dunmurry railway halt.

Description

Kilwee Business Park is a self-contained and secured business park comprising c. 165,000 sq ft of warehousing on a site of 14 acres. Units are generally fitted to provide open plan warehousing accommodation with an eaves height of 5m, roller shutter and pedestrian door access, WC facilities and 3 phase electricity

Newly refurbished units will be available from Q4 2025 and we are currently seeking enquiries from interested parties for that time frame.



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Availability

Current available units are:

Unit	Sq Ft	Sq M
Unit 4	5,115	475
Unit 12	5,115	475
Unit 14	5,794	538

Lease Details

Term: Minimum 5 year FRI Lease
Lease Details: Available upon application
Service Charge: Estimated at £1.00 per sq ft
Insurance: Estimated at £0.45 per sq ft

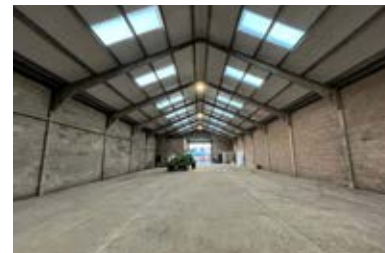
Rates

Rate in the pound 2025/26 : 0.626592

We understand from the LPS website that the rates payable for 2025/26 range from £1.75 - £1.85 per sq ft payable. Interested parties are required to verify this information with LPS directly.

VAT

All prices quoted are subject to VAT, which is chargeable.



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Site Plan

Not To Scale. For indicative purposes only.

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