

To Let

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



CUSHMAN &
WAKEFIELD



McCOMBE
PIERCE



To Let

Kilwee Business Park, Upper Dunmurry Lane, Belfast, BT17 0HD



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

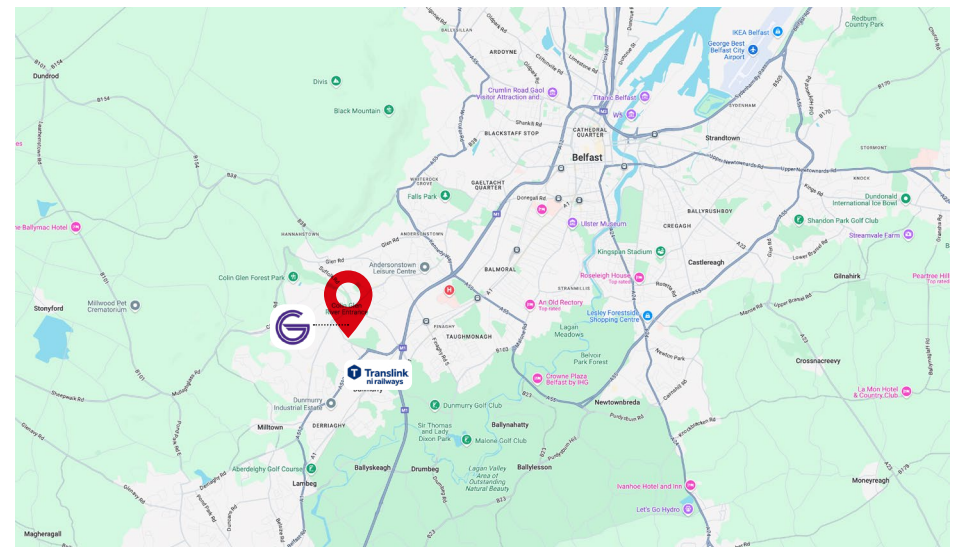
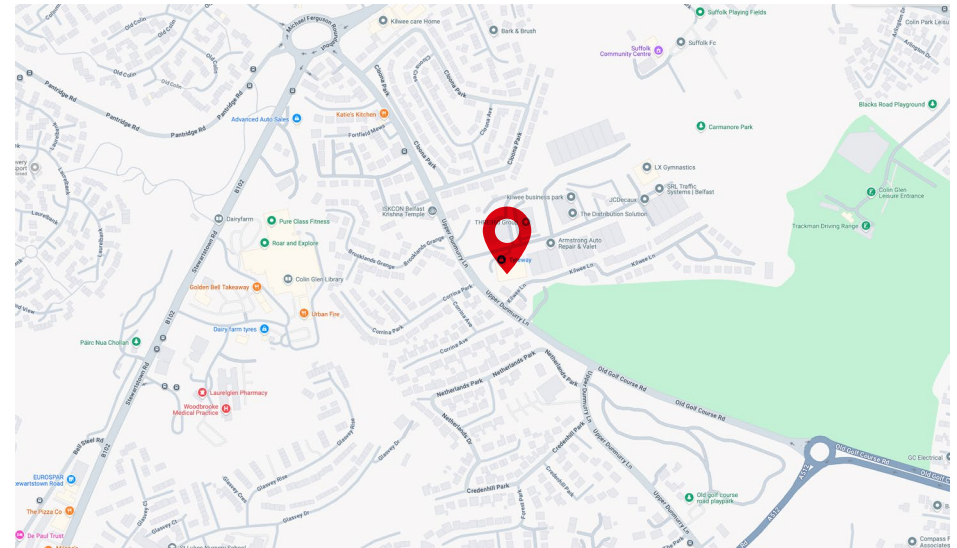
Kilwee Business Park is strategically located on Dunmurry Lane, approximately 5 miles south west of Belfast City Centre and 4.5 miles north of Lisburn. The business park benefits from excellent transport links, being situated just 1 mile from the Black's Road junction of the M1 via Old Golf Course Road,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



To Let

Kilwee Business Park, Upper Dunmurry Lane, Belfast, BT17 0HD



Availability

Current available units are:

Unit	Sq Ft	Sq M
Unit 4	5,115	475
Unit 9	5,115	475
Unit 12	5,115	475
Unit 16	5,870	545

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

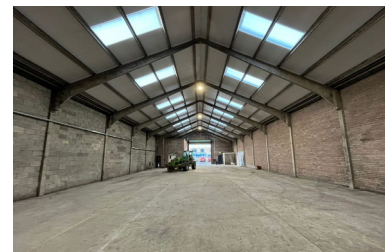
Rates

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 - £2.00 per sq ft payable. Interested parties are required to verify this information with LPS directly.

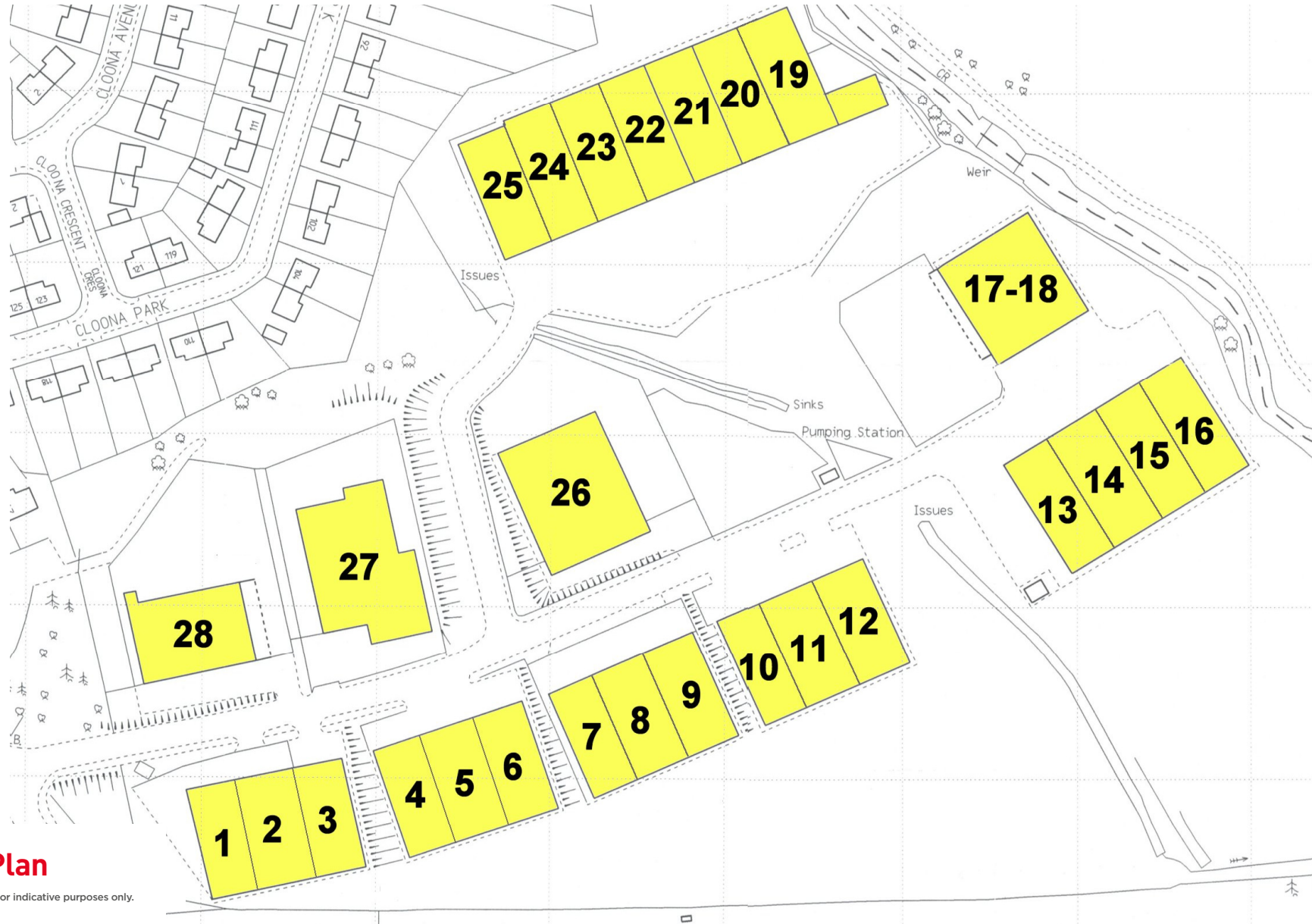
VAT

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



To Let

Kilwee Business Park, Upper Dunmurry Lane, Belfast, BT17 OHD



Site Plan

Not To Scale. For indicative purposes only.

McCombe Pierce LLP

Lombard House, 10-20 Lombard Street, Belfast BT1 1RD

+44 (0)28 9023 3455

www.cushmanwakefield-ni.com

For more information, please contact:**Mark Riddell**

028 9023 3455

mark.riddell@cushwake-ni.com

James Russell

028 9023 3455

james.russell@cushwake-ni.com

**Disclaimer**

"McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; McCombe Pierce LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (ii) no employee of McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- (iii) rents quoted in these particulars may be subject to VAT in addition;
- (iv) McCombe Pierce LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."

Customer due diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and purchaser as outlined in The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McCombe Pierce LLP. The information will be held in accordance with the General Data Protection Regulation (GDPR) on our client file and will not be passed to any other party, unless we are required to do so by law and regulation.