



**To Let**

**Unit 1B, Omni Park, Dundonald**  
Excellent restaurant units approx. 1,609 Sq. Ft (149.5 Sq. M.)



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- The premises will benefit from excellent glazed frontage and internally will be finished to include plastered/ painted walls and ceilings with screed concrete floors ready to receive tenants fit-out and services brought to distribution points.
- The unit is suitable for a variety of leisure uses, including restaurant or coffee shop.
- The c.70,000 sq ft development at Omni Park provides free parking spaces for approximately 600 cars.

### LOCATION

Omni Park, Dundonald with the adjacent 'Ice Bowl, ten pin bowling facilities, David Lloyd Leisure and Pirates Adventure Golf Centre is established as the premier leisure and entertainment attraction in Northern Ireland.

The scheme is located in Dundonald a high density suburb to the East of Belfast City Centre. Belfast City Centre is approximately 5 miles and access to the scheme is via the Old Dundonald Road which links into the City's primary road network.

There are approximately 739,000 people in the Belfast primary catchment area, and a core target market of 60,000 in Castlereagh Borough. Approximately 500,000 people visit the Dundonald Ice Bowl complex annually.

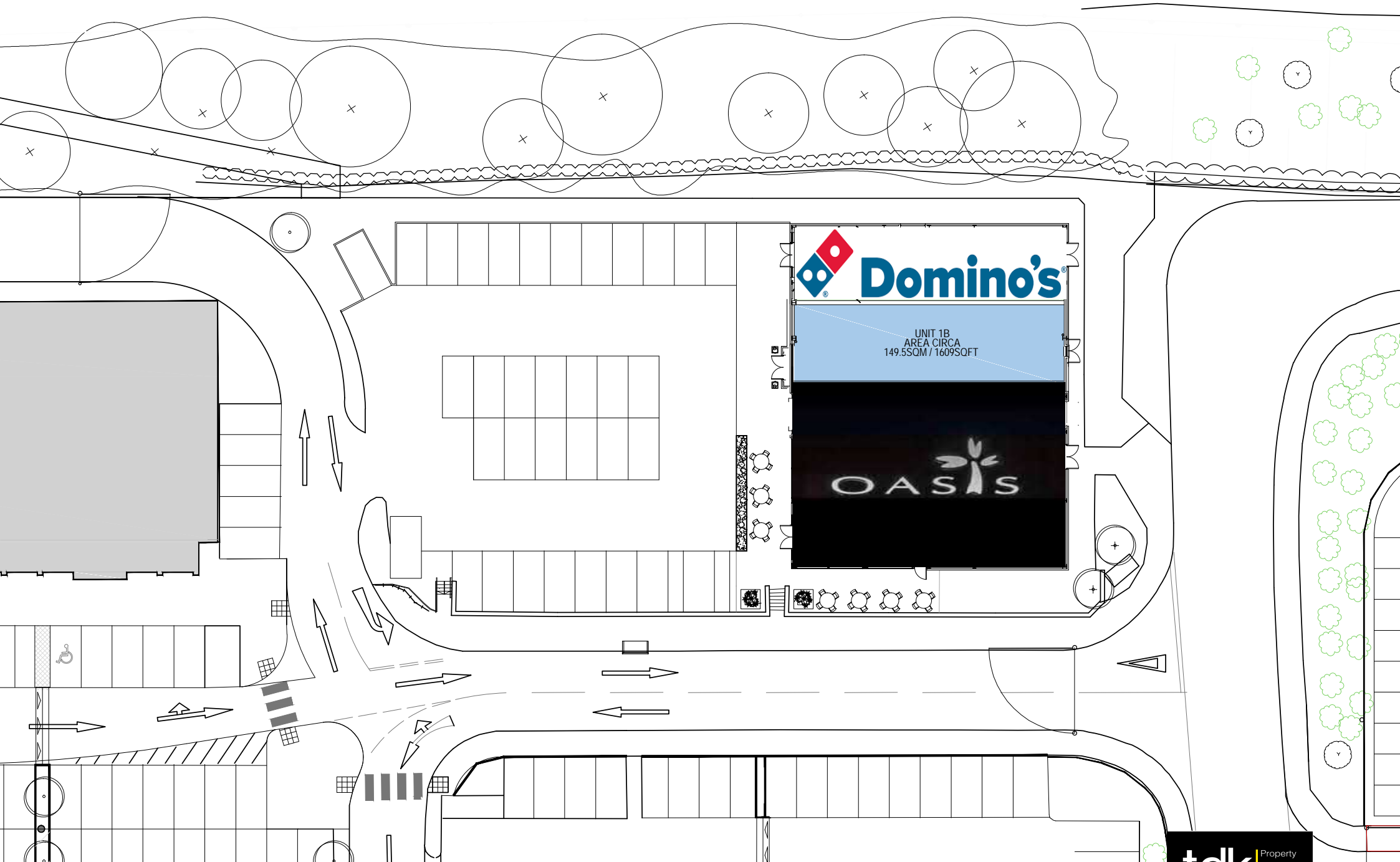
The Omni Park scheme is anchored by an 11 screen Omniplex Cinema which includes a Maxx screen. Other tenants include Wagamama, Blue Chicago Grill, Wolfes Burgers, Funky Monkeys, Binky's Kitchen, Sugar Rays and the newly opened Domino's Unit.

### ACCOMMODATION

The property provides accommodation as follows:

Unit	Sq. ft.	Sq. m.	Status
Unit 1B	c. 1609 Sq. Ft.	(149.5 Sq. M)	TO LET





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**BINKYS**  
Burgers & Diner

**WOLFES**  
Burgers & Diner

**WOLVES**  
BURGERS & DINER

**MAXX**

*Tale of Spice*

**OMNIPLEX**  
CINEMAS

**CARLITO'S**  
NEW YORK ITALIAN

**UNIT 1**

**GRILL** ★ **BLUE** ★ **CHICAGO**

**SUGAR RAYS**  
SUNDAE HOUSE

**wagamama**



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## EPC

EPC rating to be confirmed.

## VAT

All prices, rentals and outgoings are quoted net of VAT which may be chargeable.

## LEASE DETAILS

Rent: £20.00 per Sq. F.

Term: New 10 year effectively FRI lease.

Repairs: Full repairing terms by way of a service charge. Current service charge is £1.30 per Sq. Ft.

Insurance: Tenant to reimburse.

## NAV

To be assessed



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## VIEWING AND FURTHER INFORMATION

Please contact Mark Thallon or Connor James

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