

**2 Balmoral Link, Boucher Road, Belfast, BT12 6QB**

## To Let

Trade Counter Warehouse accommodation available from approximately 5,186 sq ft



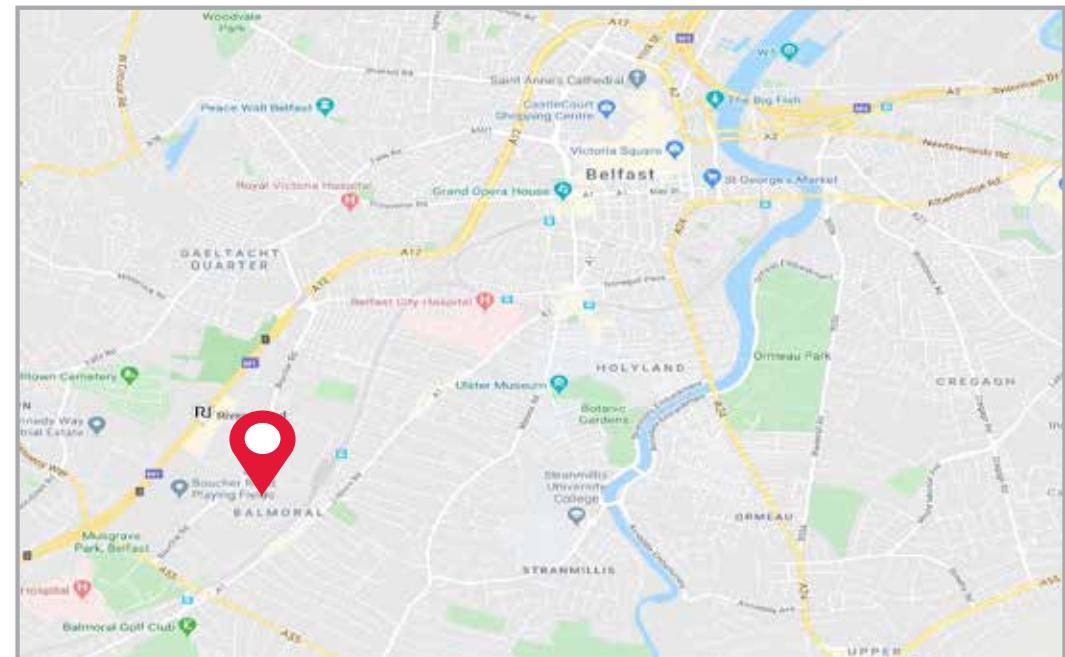
**Lambert  
Smith  
Hampton**

## Location

The subject premises occupies a highly prominent location on Balmoral Link, just off Boucher Road. Approximately 1 mile from Belfast City Centre, Balmoral Link has proven to be a popular retail, warehouse and showroom location. Easily accessible via the M1 motorway the premises is strategically located to benefit from business to the north and south of Belfast.

## Description

- 3 phase power supply
- Fluorescent strip lighting
- 3.2m eaves
- 3.4m roller shutter door
- On-site parking
- W/C and Kitchen facilities



For Indicative Purposes Only

## Schedule of Accommodation

Floor	Sq Ft	Sq M
Total	5,186	481.5

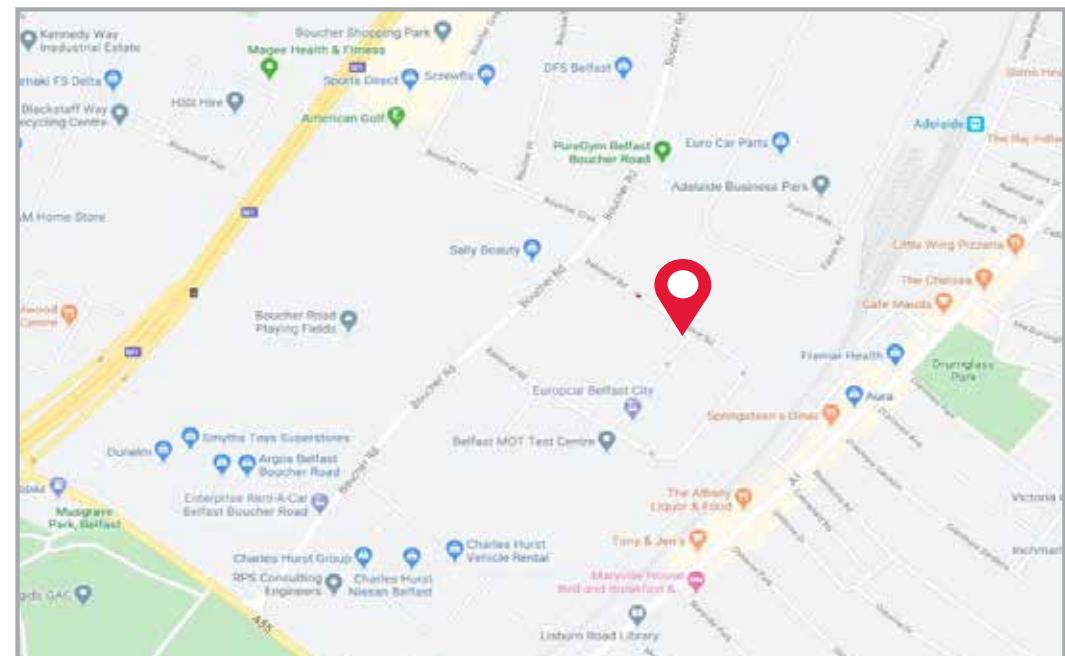
## Lease Details

**Term** - By negotiation.

**Rent** - £15,000 pa.

**Rent Review** - 5 yearly.

**Insurance** - The tenant will reimburse the Landlord with a fair proportion of the insurance premium for the property.





## Rates

We have been advised by Land and Property Services of the following:-

Net Annual Value: £19,800

Rate in the £ 19/20: £0.6141

Rates Payable: £12,159.18

## Value Added Tax

We are advised that the subject property is VAT registered and therefore VAT will be charged in addition of the rent.

## Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

Tom Donnan  
**07442 495827**  
tdonnan@lsh.ie

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