

Units 3 & 4, 18 West Bank Road, Belfast Harbour Estate, Belfast, BT3 9JL

For Sale / To Let (Available in its entirety or separately)

Warehouse/Industrial Accommodation totalling 6,100 sq ft with Additional Mezzanine Floor Space of approx. 4,734 sq ft in close proximity to Belfast's Major Shipping Terminals (Belfast to Liverpool and Belfast to Cairnryan)



**Lambert
Smith
Hampton**

Location

Situated in Belfast Harbour Estate, one of Belfast's most sought after logistics/industrial locations, the property occupies a highly prominent location within the Dargan area. There are a large number of major companies that are located in the area. Belfast city centre is located approximately 1.5 miles away.

The unit is within close proximity to the Port's major RoRo and Container terminals and benefits from excellent road links to the M2 motorway via Dargan Road and the Fortwilliam interchange. The Dargan/Duncrue area comprises of a mixture of showroom, warehouses, business units and offices.

Other businesses in the area include Tri Power, Icon and Northern IFS.

- Located opposite main Belfast to Liverpool Ferry Terminal.
- 200 yards from Belfast to Cairnryan Stenaline VT4 Service.

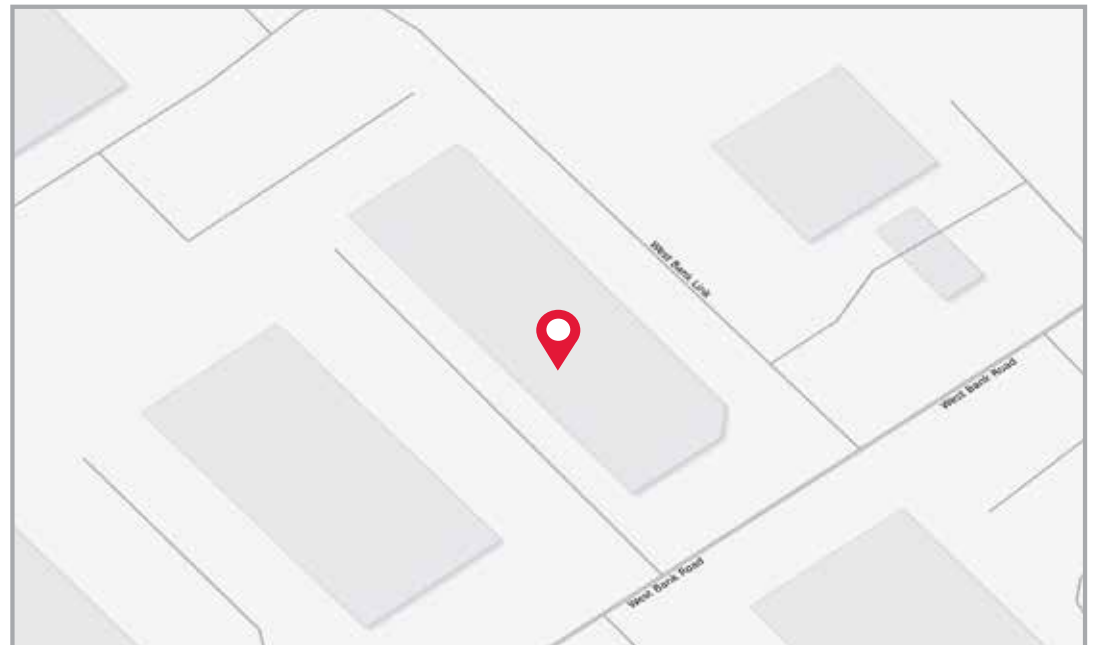
Description

Unit 3, 18 West Bank Road, Belfast

- Steel portal frame warehouse;
- Concrete floors throughout;
- High level fluorescent strip lighting;
- Gas fired central heating;
- 1 no. electric roller shutter door;
- 4.95m high door;
- 3.98m wide door;
- Aluminium Fenestration;
- 15m concrete apron;
- Profile metal cladding;
- 2m blockwork walls;
- 3 phase 100 amp supply;
- 6.85m eaves;
- 8.89m apex;
- Translucent roof panels;
- Pedestrian entrance.

Unit 4, 18 West Bank Road, Belfast

- Steel portal frame warehouse;
- Concrete floors throughout;
- High level sodium lighting;
- Gas fired central heating;
- 1 no. electric roller shutter door;
- 4.97m high door;
- 4.00m wide door;
- Aluminium Fenestration;
- 15m concrete apron;
- Profile metal cladding;
- 2m blockwork walls;
- 3 phase 100 amp supply;
- 6.85m eaves;
- 8.89m apex;
- Translucent roof panels;
- Pedestrian entrance.



For Indicative Purposes Only

Schedule of Accommodation

	Sq Ft	Sq M	Eaves
Unit 3			6.85m
Warehouse (GIA)	3,051	283.5	
Mezzanine	2,090	194.26	
Unit 4			6.85m
Warehouse (GIA)	3,049	283.3	
Mezzanine	2,644	245.7	
Total (GIA)	6,100	566.7	
Total Mezzanine	4,734	439.8	
Total Useable	10,834	1,006.5	

NB - Units are available separately.

Lease Details

Term - By negotiation.

Rent - On application.

Rent Review - 5 yearly.

Repairs - The Tenant is responsible for internal and external repairs.

Insurance - The Tenant will reimburse the Landlord with the cost of insuring the property.

Service Charge - A service charge will be levied to cover the costs of the general running of the estate. The service charge for the current year 2021 is approx. £268.58 plus VAT per unit.

Rates

We have been advised by Land & Property Services of the following;

Unit 3, 18 West Bank Road

Net Annual Value:- £11,100

Rate in the £ 20/21:- £0.5381

Rates payable, if applicable:- £5,973.64

Unit 4, 18 West Bank Road, Belfast

Net Annual Value:- £11,100

Rate in the £ 20/21:- £0.5381

Rates payable, if applicable:- £5,973.64



For Indicative Purposes Only





Unit 4



Unit 3



Unit 4



Unit 3

For Indicative Purposes Only



For Indicative Purposes Only



Title

The premises are held on a 125 year lease from 1 April 1988, subject to a ground rent of £3,357.14 plus VAT per annum per unit. Therefore, an annual ground rent of £6,714.28 plus VAT for both units.

Price

Unit 3 - £150,000 exclusive.

Unit 4 - £150,000 exclusive.

Energy Performance Certificate

The property benefits from an EPC rating of TBC and the Energy Performance Certificate is available upon request.

Stamp Duty

This will be the responsibility of the Purchaser.

Value Added Tax

We are advised that the subject property is not VAT registered and therefore VAT will not be charged in addition to the prices quoted.

Viewing Details / Further Information

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

**Lambert
Smith
Hampton**

Ian Harbinson
07876 454232
iharbinson@lsh.ie

Kyle Abernethy
07917 335323
kabernethy@lsh.ie

Subject to Contract and Exclusive of VAT © Lambert Smith Hampton January 2021

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.