

Unit 6, Musgrave Park Industrial Estate, Stockman's Way, Belfast, BT9 7ET

To Let

Industrial warehouse unit totalling approximately 2,063 sq ft benefitting from 5.4m eaves



**Lambert
Smith
Hampton**

Location

The subject property is located within Musgrave Park Industrial Estate, just off the M1 Motorway approximately 3 miles south of Belfast City Centre and occupies a prominent position on Stockman's Way. It is easily accessible to the M1 and M2 Motorways and the popular Boucher Road, providing access north and south of the province.

Neighbouring occupiers include Wilplas uPVC and Lagan Marine Training & Recruitment.

Description

This unit is located within a parade of business units. Internally the property is finished to include:

- 5.4m eaves
- 6.8m apex
- 1no. 4.6m Roller Shutter Door
- Part Clad/Part Masonry Block Construction
- LED Spot Lighting
- Harcore Warehouse Flooring
- Internal W/C

Schedule of Accommodation

Floor Area	Sq Ft	Sq M
Total	2,063	191.7

Lease Details

Term - By negotiation.

Rent - £14,000 per annum exclusive.

Service Charge - The tenant will be responsible for the payment of service charge covering the costs of maintenance of common areas, management etc. Service Charge is currently esitimated at £575 per annum for 21/22.

Insurance - The tenant will reimburse the Landlord with a fair proportion of the insurance premium for the property, currently estimated at £1,128.37 per annum for 21/22.



For Identification Purposes Only



Rates

We have been advised by Land and Property Services that the rates are to be reassessed upon occupation.

Energy Performance Certificate

The property benefits from an EPC rating of C71 and the Energy Performance Certificate is available upon request.

VAT

We have been advised that the subject property is registered for VAT, therefore VAT will be charged in addition to the prices quoted.

Further Information/Viewing Details

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

**Lambert
Smith
Hampton**

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