

Yard at Moscow Road, 105 Airport Road West, Belfast, BT3 9ED

To Let

Secured Self-contained Yard Totalling Approx. 1 Acre (0.4 Hectares) Suitable for a Variety of Uses to include Lorry Parking, Container Storage or Similar



Lambert
Smith
Hampton

Location

The subject property is located on a prominent position on the Moscow Road, just off Airport Road West, in Sydenham which is adjacent to the Titanic Quarter. This location provides excellent accessibility to Belfast and the rest of the Province with the Sydenham By-Pass, Westlink, M2 Motorway and Outer Ring Road all within a few minutes drive. Its strategic location is approximately a 5 minute drive from the City Centre and provides excellent accessibility to the major airports and Belfast's ports.

- 6.7 miles from Belfast Port
- 24.8 miles from Larne Port
- 106 miles from Dublin Port
- 20.4 miles from Belfast International Airport
- 2.9 miles from George Best Belfast City
- 102 miles from Dublin Airport

Description

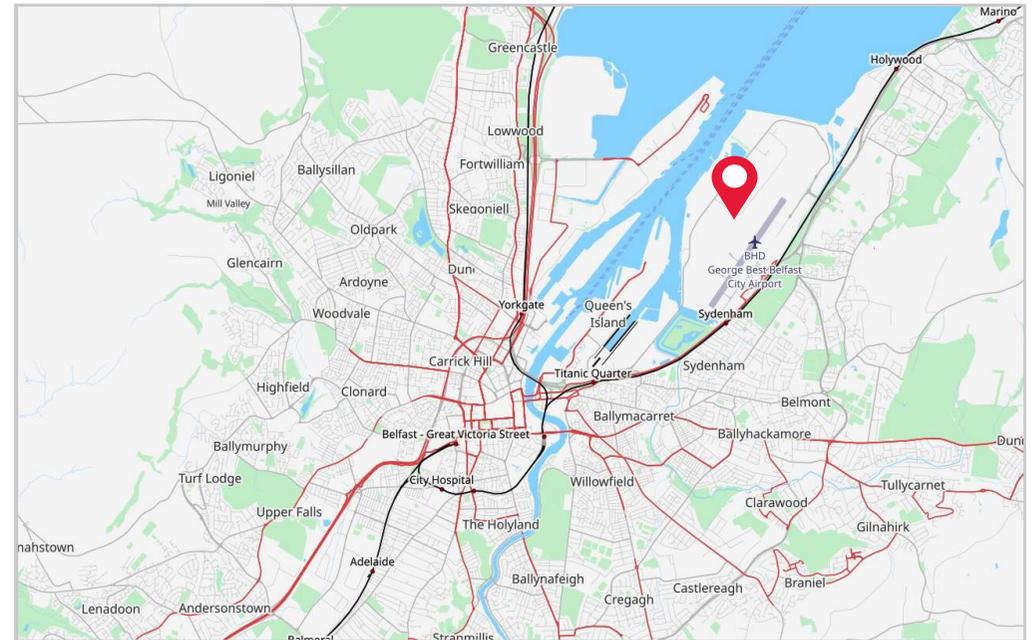
- Secure self-contained yard
- Approximately 1 acre
- Hardcore surface
- Power available
- Frontage to Moscow Road
- Double hung security gates
- Perimeter security fencing
- Adjacent to the Puma Terminal
- 24 hour access
- Area patrolled by Harbour Police

Schedule of Accommodation

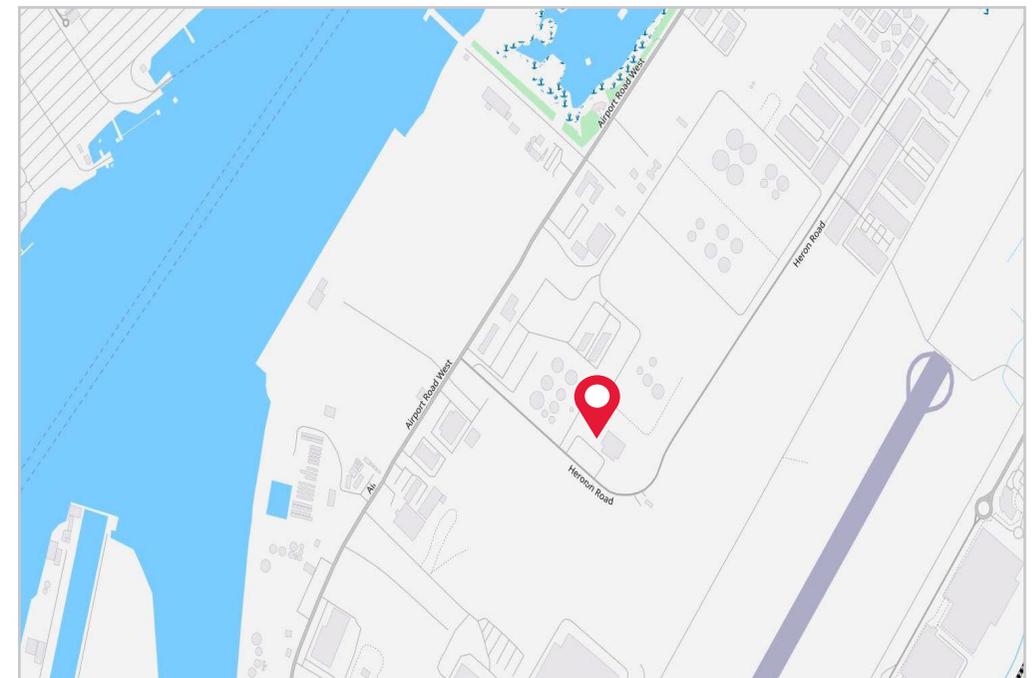
Site	Acre	Hectare
Site	1.0	0.4
Total	1.0	0.4

Licence Details

- Licence Period - By negotiation. Licensor will consider both short-term and long-term options.
- Licence Fee - On application.
- Insurance - The Licensee is to be responsible for reimbursing the Licensor with a fair proportion of the insurance premium.



For Indicative Purposes Only





Rates

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

Yard, 105 Airport Road West
Net Annual Value: £1,900
Rate in £ 23/24: £0.5722
Rates payable, if applicable: £1,087.18

Value Added Tax

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

Further Information

For further information, please contact:-

**Lambert
Smith
Hampton**

Kyle Abernethy
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kabernethy@lsh.ie

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