

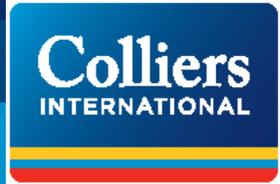


MB ARCHITECTURAL
ARCHITECTURAL BRONNINGSBT
ACCESS CONTROL

INTERCLEAN
JANGRO

FOR SALE

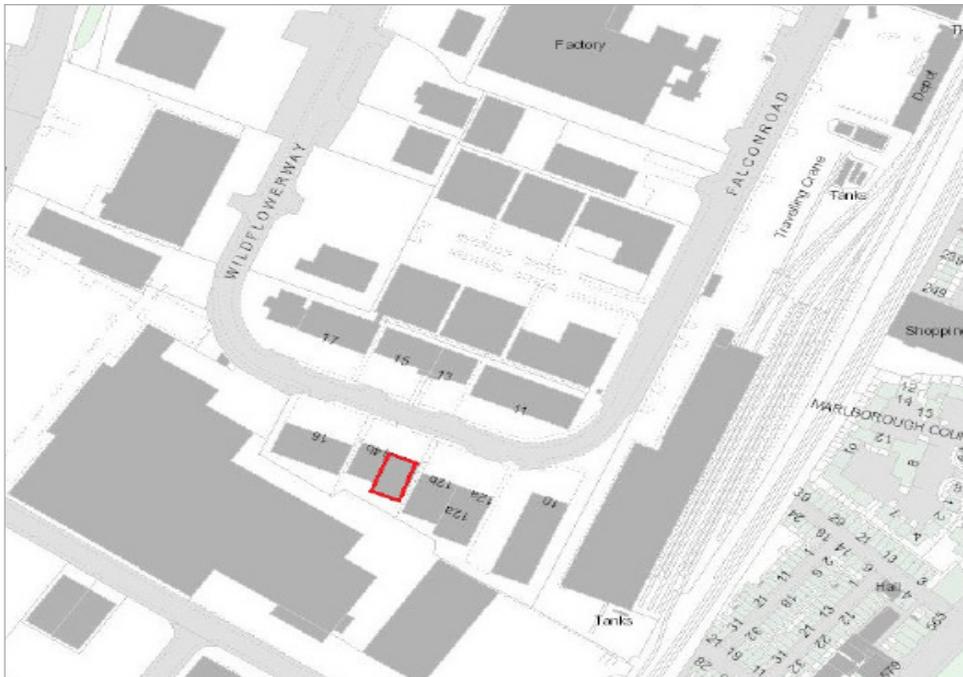
HIGH PROFILE BUSINESS SPACE EXTENDING TO C. 5,045 SQ. FT.
14 FALCON ROAD, BELFAST, BT12 6RD



PROPERTY SUMMARY

- A high profile business unit extending to c.5,045 sq. ft.
- A well finished and highly accessible property
- Suitable for a range of users
- Eaves height of approximately 6.0 metres
- Asking Price - £425,000
- Ample on-site parking/servicing

SITE PLAN



LOCATION

The subject property is located off the Boucher Road on a prominent site on Falcon Road in South Belfast.

The location benefits from a high degree of accessibility given its immediate proximity to the M1 motorway (0.5 miles) and Belfast City Centre (1.5 miles).

Occupiers in the locality include; Hillside Textiles, Patterson Electrics and Amari Plastics.

DESCRIPTION

The subject forms part of a modern showroom/warehouse development which comprises 2 units. The property is constructed from a steel portal frame enclosed with a combination of brick/block work and profile metal cladding. The unit benefits from an electrically operated roller shutter door and trade counter shop frontage on the front elevation.

Internally the premises are divided into a showroom, offices and warehouse, all of which are finished/maintained to a good standard. The warehouse benefits from an eaves height of 6.8 metres to the eaves and 7.8 metres to the mid point of the roof.

Externally the unit benefits from ample marshalling and on-site car parking.

ACCOMMODATION

Warehouse:	2,742 sq ft
Trade Counter:	339 sq ft
Offices:	545 sq ft
Ancillary:	49 sq ft
Canteen:	237 sq ft
First Floor Office:	1,133 sq ft
Total:	5,045 sq ft

PRICE

Offers invited in the region of £425,000 exclusive.

RATEABLE VALUE

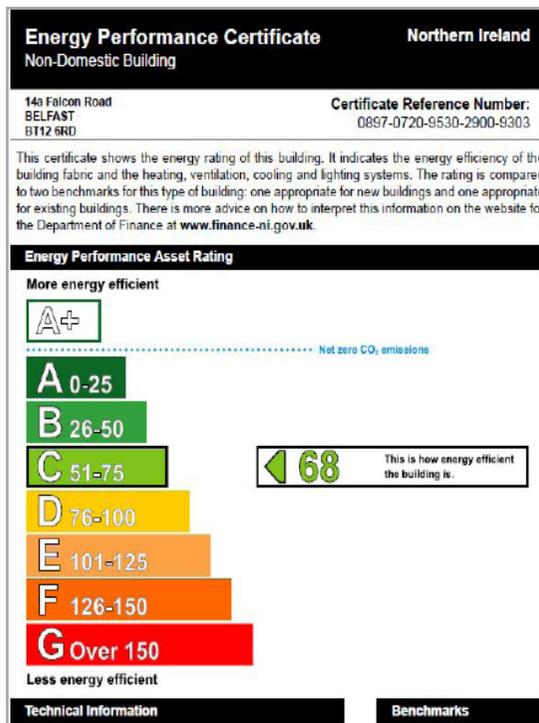
Rates payable estimated to be £14,716 per annum.

VAT

All prices and outgoings are exclusive of VAT which may be chargeable.

EPC

C68 as illustrated on graph.



FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:

Contact: Ian Duddy

Tel: 028 90 241 500

Email: ian.duddy@colliers.com

Sole Agent

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