

2, 4, 7C, 8, 15 & 16 Alanbrooke Industrial Estate, Belfast, BT6 9HB

Colliers

FOR LEASE



- Highly accessible business units in this popular industrial park
- 20 no. modern light industrial units within a secure gated compound
- Dedicated car parking
- Set within a secure Business Park

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Location

Alanbrooke Park Industrial Estate is located just off the Castlereagh Road, one of the main arterial routes into and out of Belfast City Centre, in close proximity to the Outer Ring Road which provides convenient access to the province's motorway network.

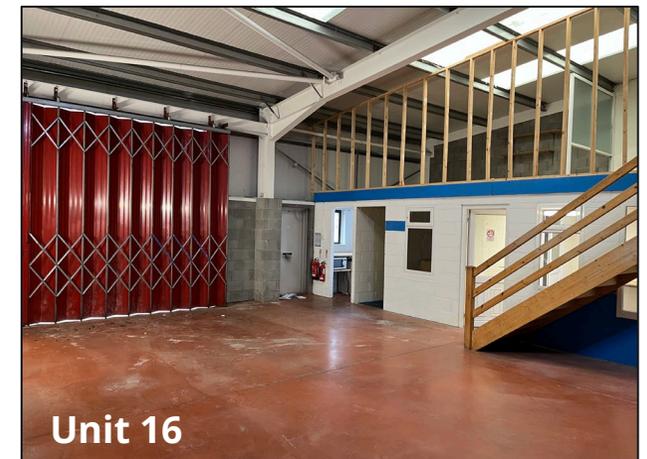
Occupiers within the development include; Target Dry Ltd, Fire Safety Solutions and Barron McCann.

Description

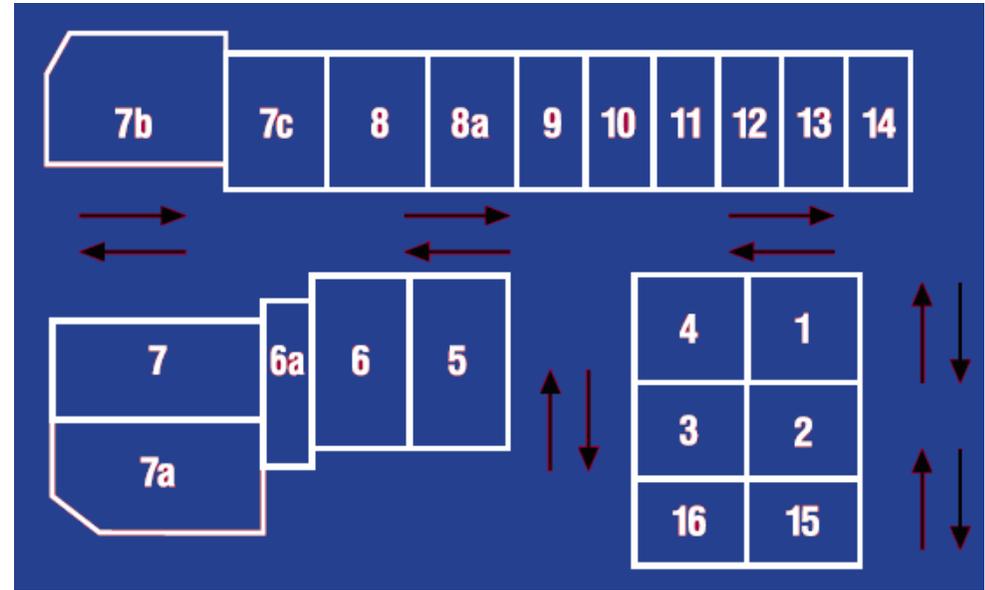
The subject development comprises 20 no. modern light industrial warehouse units located within a secure electric gated compound with CCTV. The unit benefits from adequate service access and car parking.

All units are of steel portal frame construction, enclosed with brick/blockwork walls and double skin composite roof cladding. The units benefit from a combination of shutter and personnel doors with an eaves height of c. 5.5 metres.

Numerous units appreciate 1st floor mezzanine levels, as well as office space, WC and kitchen facilities.



Units 2, 4, 7C, 8, 15, 16 Alanbrooke Industrial Estate, Alanbrooke Road, Belfast



| Accommodation | Available Space | Rent per annum | Service Charge | Lease Details |
|---------------|--------------------|----------------|----------------|---|
| Unit 2 | 116sqm (1,250sqft) | £10,625 | £941.63 pax | <ul style="list-style-type: none"> • 10 Year Lease • Break Option / Rent Review at Year 5 • 3 Months Rent Deposit |
| Unit 4 | 116sqm (1,250sqft) | £10,625 | £941.63 pax | |
| Unit 7c | 141sqm (1,520sqft) | £12,920 | £1,145.02 pax | |
| Unit 8 | 141sqm (1,520sqft) | £12,920 | £1,145.02 pax | |
| Unit 15 | 107sqm (1,150sqft) | £9,775 | £866.30 pax | |
| Unit 16 | 107sqm (1,150sqft) | £9,775 | £866.30 pax | |

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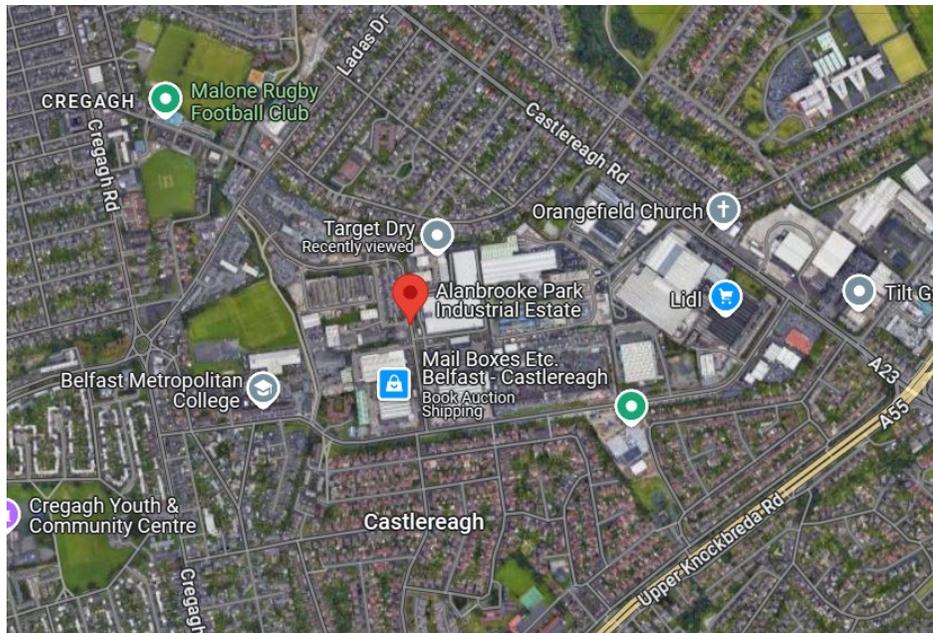


Rateable Value

We have been advised by Land and Property Services that rates payable estimated to be c. £4.50 psf.

VAT

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



| Energy performance certificate (EPC) | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|----------------------------|--|---------|----|--------------|------|---|--|-------|---|--|-------|---|------|--------|---|--|---------|---|--|---------|---|--|----------|---|--|
| 7C Alanbrooke Park Industrial Estate Alanbrooke Road Castlereagh BELFAST BT6 9HB | Energy rating | Valid until: 18 October 2034 | | | | | | | | | | | | | | | | | | | | | | | | |
| | C | Certificate number: 5799-6857-2042-1585-5799 | | | | | | | | | | | | | | | | | | | | | | | | |
| Property type | B8 Storage or Distribution | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total floor area | 143 square metres | | | | | | | | | | | | | | | | | | | | | | | | | |
| Energy rating and score | | | | | | | | | | | | | | | | | | | | | | | | | | |
| This property's energy rating is C. | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Properties get a rating from A+ (best) to G (worst) and a score. | | | | | | | | | | | | | | | | | | | | | | | | | | |
| The better the rating and score, the lower your property's carbon emissions are likely to be. | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"><tr><td>Under 0</td><td>A+</td><td>Net zero CO2</td></tr><tr><td>0-25</td><td>A</td><td></td></tr><tr><td>26-50</td><td>B</td><td></td></tr><tr><td>51-75</td><td>C</td><td>71 C</td></tr><tr><td>76-100</td><td>D</td><td></td></tr><tr><td>101-125</td><td>E</td><td></td></tr><tr><td>126-150</td><td>F</td><td></td></tr><tr><td>Over 150</td><td>G</td><td></td></tr></table> | | | Under 0 | A+ | Net zero CO2 | 0-25 | A | | 26-50 | B | | 51-75 | C | 71 C | 76-100 | D | | 101-125 | E | | 126-150 | F | | Over 150 | G | |
| Under 0 | A+ | Net zero CO2 | | | | | | | | | | | | | | | | | | | | | | | | |
| 0-25 | A | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26-50 | B | | | | | | | | | | | | | | | | | | | | | | | | | |
| 51-75 | C | 71 C | | | | | | | | | | | | | | | | | | | | | | | | |
| 76-100 | D | | | | | | | | | | | | | | | | | | | | | | | | | |
| 101-125 | E | | | | | | | | | | | | | | | | | | | | | | | | | |
| 126-150 | F | | | | | | | | | | | | | | | | | | | | | | | | | |
| Over 150 | G | | | | | | | | | | | | | | | | | | | | | | | | | |



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