

TO LET – WAREHOUSE UNIT

Block B, Cedarhurst, Newtownbreda Industrial Estate, Belfast, BT8 7RH

CBRE NI
PART OF THE AFFILIATE NETWORK



TO LET – WAREHOUSE UNIT

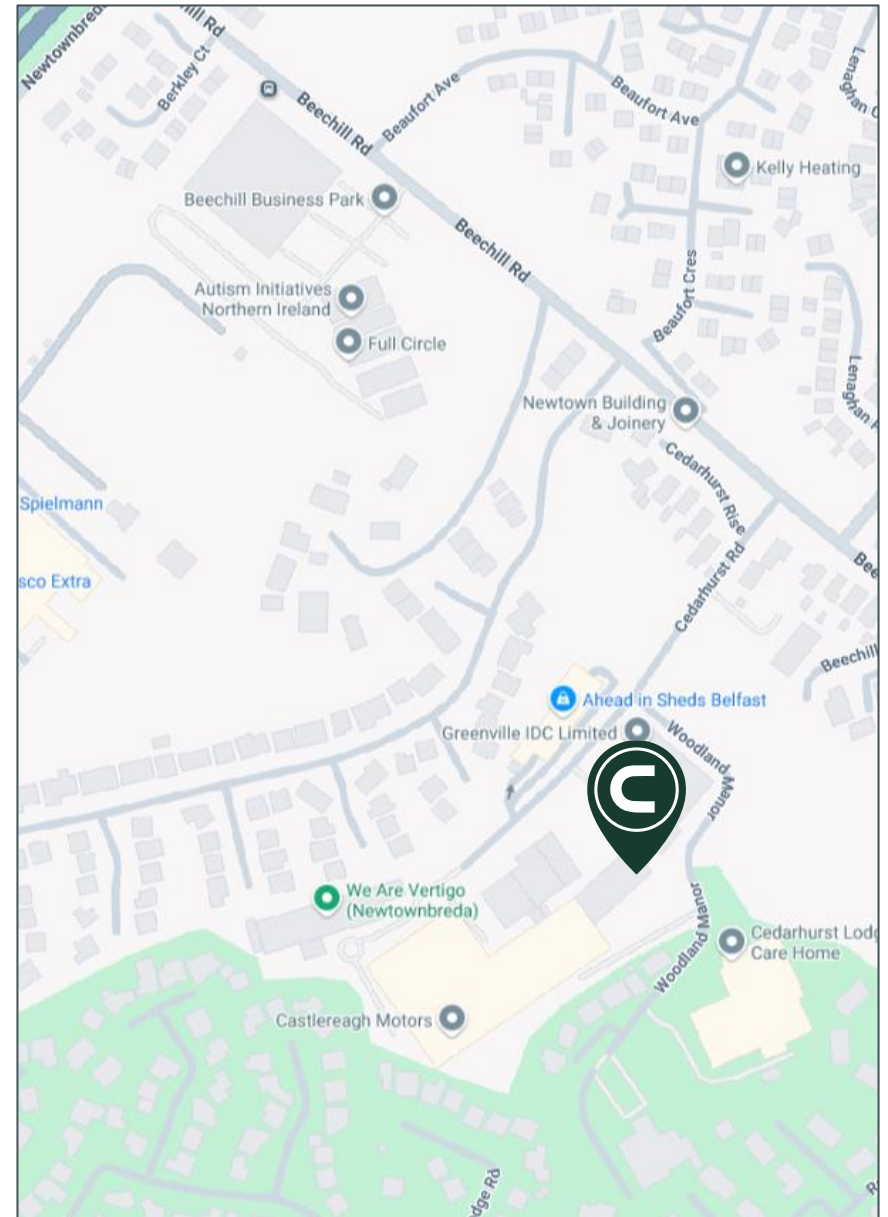
Block B, Cedarhurst, Newtownbreda Industrial Estate, Belfast, BT8 7RH

Key Benefits

- Warehouse unit extending to 7,324 sq ft
- Prominent location within Newtownbreda Industrial Estate
- Direct links to the A55 Outer Ring

Location

The subject property is located in Newtownbreda Industrial Estate on the Cedarhurst Road in Belfast. The location provides an ease of access to Greater Belfast, approximately 4.2 miles from the City Centre and approximately 0.6 miles from the A55. George Best City airport is located approximately 7.1 miles away.



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Description

The subject property comprises a warehouse unit extending to approximately 7,300 sq ft which is located within Newtownbreda Industrial Estate. The ground floor consists of warehouse accommodation with ancillary offices on the ground and first floor. Finishes include carpeted floors, plastered and painted walls and ceilings, Kitchen and WCs. The warehouse benefits from 1no. Electric roller shutter door, 3 Phase Electrics, LED lighting and external parking.

Tenure

Term	Negotiable
Rent	£36,500 per annum, exclusive
Repairs	Tenant will be responsible for internal repairs.
Service Charge	A service charge will be levied to cover external repairs, maintenance, cleaning and management.
Insurance	The tenant will reimburse the landlord with a fair proportion of the insurance premium.

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £19,900. The rate in the £ for 2025/26 is £0.626592 therefore the estimated rates payable for 2025/26 are £12,469.18.

VAT

All prices are quoted exclusive of VAT, which may be payable.

Accommodation

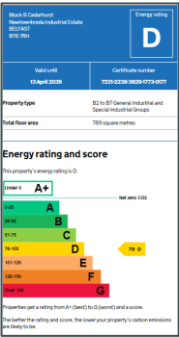
Area	
7,324 Sq Ft	680 Sq M

AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

EPC

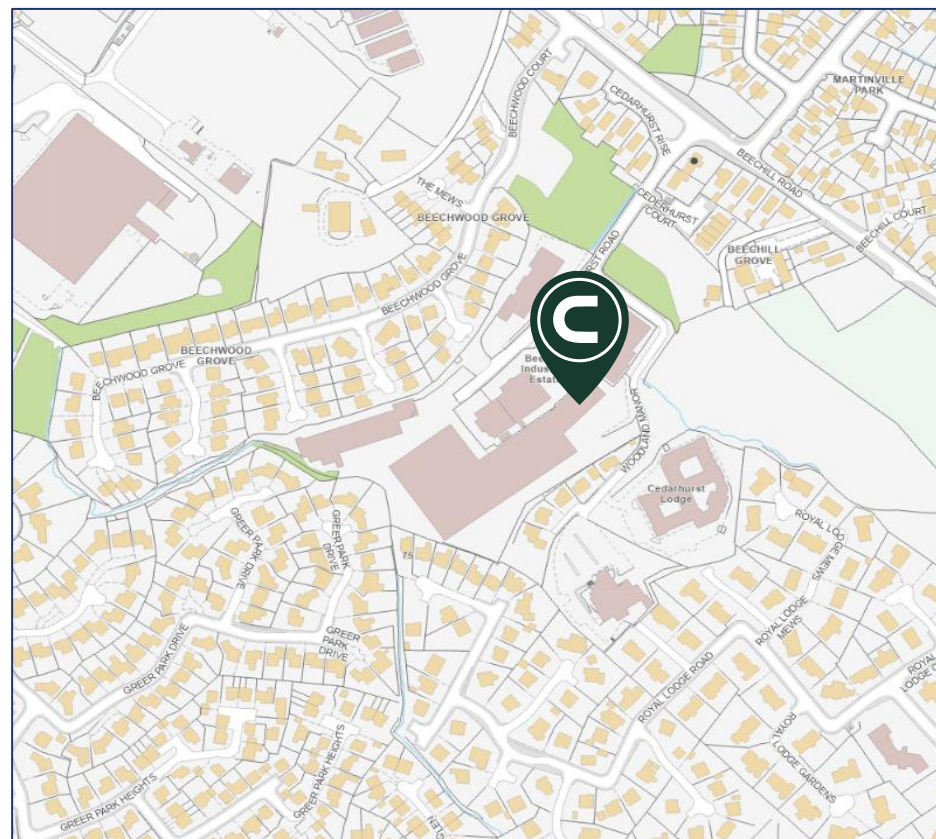
The building has been rated as D-79 under EPC regulations.
A copy of the EPC Certificate is available below and can be made available on request.



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