



## Excellent Warehouse Unit

### Property Highlights

- Situated in one of Belfast's premier warehouse/trade counter locations.
- Extending to approx. 1,760 sq ft (163.52 sq m).
- Location provides ease of access to the City Centre & motorway network as well as the City's ports & airports.

For more information, please contact:

Mark McCaul  
028 9023 3455  
[mark.mccaul@cushwake-ni.com](mailto:mark.mccaul@cushwake-ni.com)

[cushmanwakefield-ni.com](http://cushmanwakefield-ni.com)

**FOR SALE**

# Unit 2, Fortwilliam Industrial Estate, Dargan Crescent, Belfast, BT3 9JP

## Location

Fortwilliam Industrial Estate is situated within the wider Duncrue Industrial Area, regarded as one of Belfast's premier warehouse, distribution and business locations.

Situated just off the Fortwilliam Roundabout (J1) of the M2 Motorway and in close proximity to the Port of Belfast, its location also provides ease of access to the City Centre, the wider motorway network, the City's airports and the Port of Larne.

Occupiers in the vicinity include KBS Group, McCaig Collim, Musgrave, JHC Hardware and Construction Joints Ltd.

## Description

The unit is of steel portal frame construction with blockwork walls clad with profile metal, painted concrete screed floor and a profile metal roof.

Internally there is a steel frame mezzanine floor providing additional storage, office accommodation, kitchen and WC facilities, whilst access to the unit is via a 5.5m high roller shutter door with separate pedestrian access to a reception/trade counter area. Internally the unit is lit by fluorescent strip lighting and benefits from three-phase power and intruder alarm.

## Accommodation

The property provides the following approx. gross internal areas:

| Description  | Sq ft        | Sq m          |
|--------------|--------------|---------------|
| Ground floor | 1,194        | 110.96        |
| Mezzanine    | 566          | 52.56         |
| WC           | -            | -             |
| <b>Total</b> | <b>1,760</b> | <b>163.52</b> |

## Price

£50,000 exclusive, subject to contract.

## Title

Held on a Long Lease of 125 years from 01.12.1987, subject to a ground rent of £1,920 pax which is reviewed 5 yearly.

## Service Charge & Insurance

Service Charge levied to cover maintenance & management of the Estate, approx. £865 pax along with a fair proportion of the Insurance premium for the Estate, approx. £454 pax.

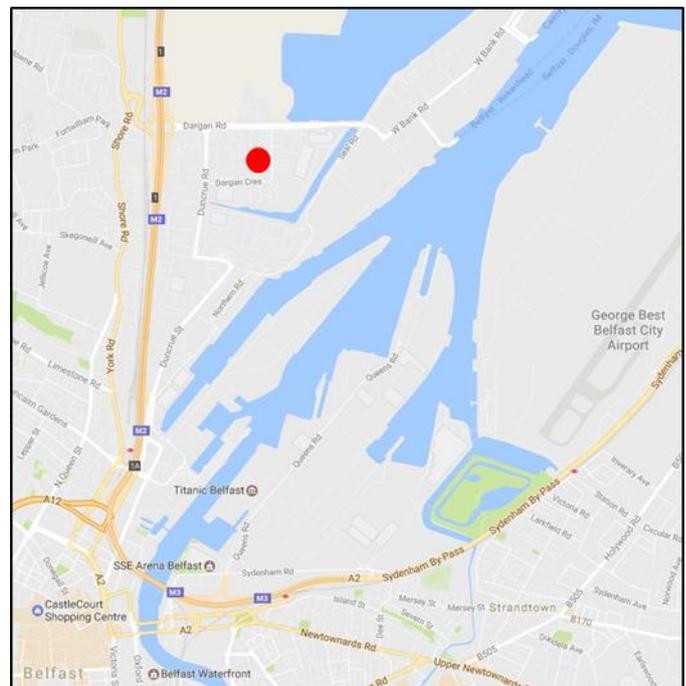
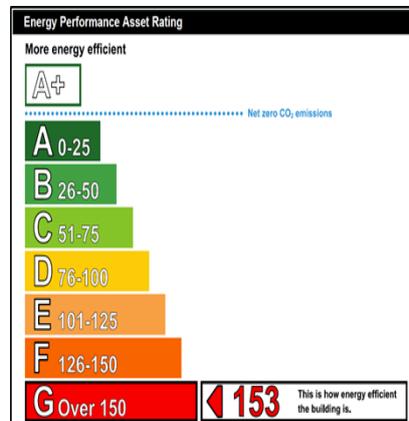
## NAV

We are advised by Land & Property Services that the NAV for the unit is £5,200. The Rate in £ for Belfast 2020/21 is 0.538166, resulting in rates payable of approximately £2,798.

## VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.

## EPC



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