

# To Let

Various Opportunities Warehouse Premises & Workshop Units  
Loop Studios, 6 Prince Regent Road, Belfast BT5 6QR



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# To Let Loop Studios, 6 Prince Regent Road, Belfast BT5 6QR



## Property Highlights

- Prominent site with frontage to Prince Regent Road
- Immediately available
- On-site car parking spaces
- Flexible lease terms

## Location

The premises are situated on Prince Regent Road accessed off Castlereagh Road close to the junction with Montgomery Road and in close proximity to the junction of Castlereagh Road and the Outer Ring. Belfast City centre is accessed via Castlereagh Road and is approximately 2.5 miles west.

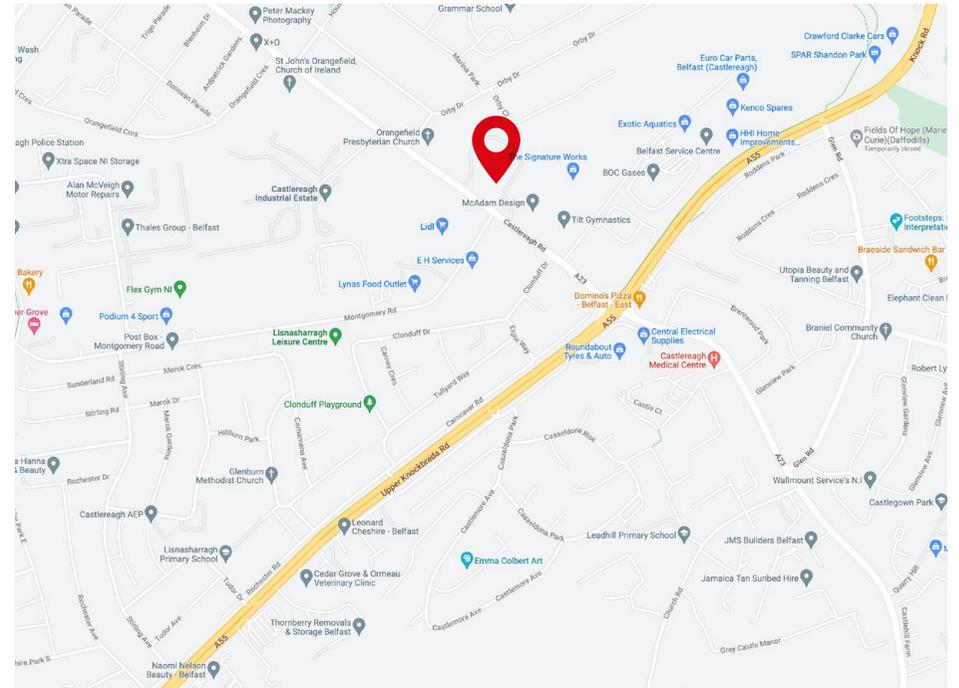
The general area is an established industrial and commercial located with a number of occupiers located along Marshalls Road, Castlereagh Road and Prince Regent Road. Castlereagh Business Park is location directly adjacent to the subject.

Occupiers in the vicinity include Lidl, MSA, Sangers, Podium for Sport, Thales, ICW, Royal Mail and Diageo.

## Description

Loop Studios comprise a prominent industrial campus that has been extensively refurbished over the last 5 years offering a range of warehouse, workshop and office accommodation with on-site car parking.

Contact Riddell McKibbin for current availability and details of accommodation.



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## Accommodation

6 Prince Regent Road comprises the following accommodation:

Description	Sq Ft	Sq M
Warehouse (Studio F) Eaves (m) 8.20 m	2,248	24,200
Offices (Studio F)	817	8,800
Work Shop 1	225	2,425
Work Shop 2	220	2,375
Work Shop 3	220	2,375

There are 51 no. car parking spaces allocated to 6 Prince Regent Road. The majority of which are situated along the road frontage.

## Lease

The premises are available on flexible lease terms which are available on application.

Repairs / Insurance: Tenant responsible for internal repairs.  
Tenant to reimburse the landlord for the insurance apportionment.

## Rates

The Net Annual Value (NAV) of the premises in the 2022 valuation list is:

NAV: £133,500

Estimated Rates Payable: £76,391.50

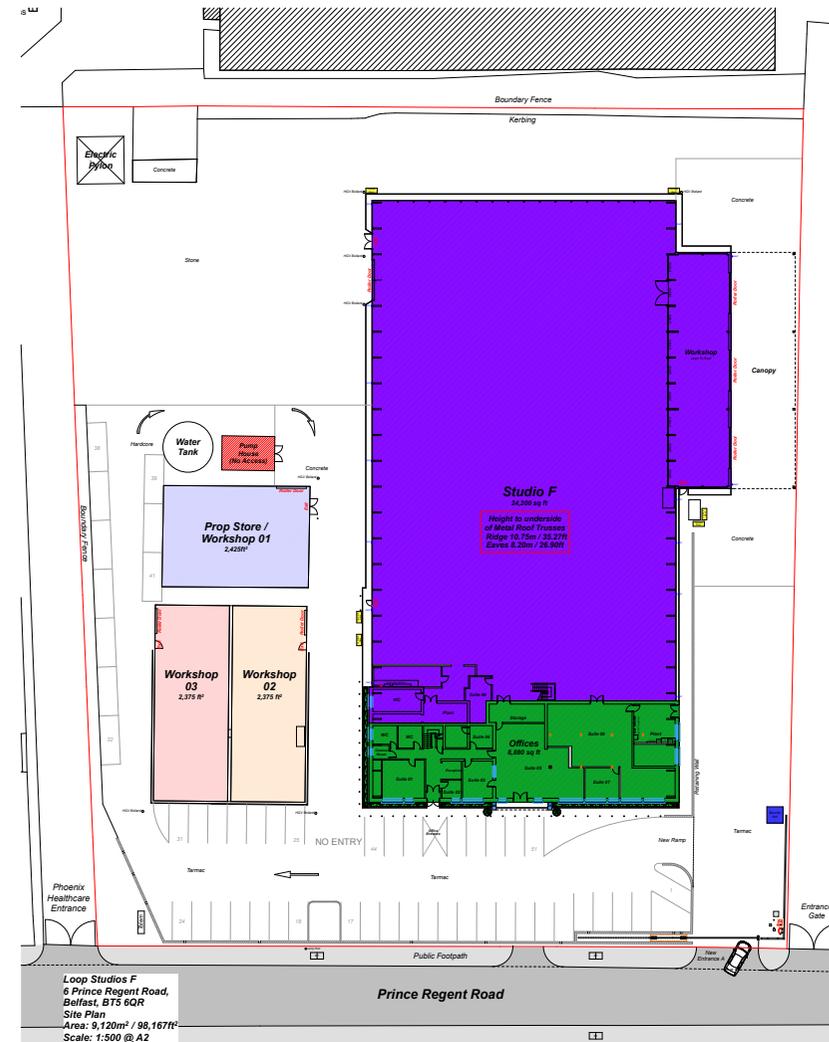
## VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

## EPC

The property has an Energy Performance rating of C69.

A copy of the EPC can be provided upon request.



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