



FOR SALE OR TO LET - MODERN WAREHOUSE / SHOWROOM

UNIT D3 QUAYPOINT 19 HERON ROAD SYDENHAM BUSINESS PARK BELFAST BT3 9LE





Summary

- Located within Sydenham Business Park, one of Belfast's most modern warehouse/office developments.
 - Constructed to an extremely modern specification ready for an occupier's immediate fit out.
 - Dedicated car parking and rear service access.
 - Gross Internal Area of c. 4,951 sq ft (459.94 sq m)

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Location & Description

Situated within Quaypoint, a modern warehouse/showroom development which fronts onto Heron Road, which is in turn located off Airport Road West within Belfast Harbour Estate.

The property enjoys the benefit of being within close proximity to Sydenham Bypass providing direct links to Belfast City Centre and further south and to the north, Bangor.

The property has an approximate eave height to its lowest point at the haunch of 5.66m (18 ft 7 in).

The building benefits from 9 dedicated car park spaces located at the front of the property together with the use of a service yard at the rear, where the building can be accessed by way of a roller shutter door.

Accommodation

The approximate areas are as follows:-

Open Plan Warehouse:	4,951 sq ft	(459.94 sq m)
Total:	4,951 sq ft	(459.94 sq m)

Rent

£18,500 per annum.

Price

Offers invited in the region of £185,000.

Ground Rent

Tenant responsible for payment of Ground Rent understood to be £6,707.29 per annum, with the next rent review due as at 25th May 2020.

Rates

NAV: £22,900.00

Rate in £ (2019-2020): 0.614135

Rates Payable: £14063.69 per annum

*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Service Charge

Tenant responsible for payment of a service charge in relation to the upkeep of common areas, etc. estimated to be in the region of £1,250 per annum.

VAT

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

Viewing

Strictly by appointment with the sole selling / letting agents:

Frazer Kidd

T: 028 9023 3111

E: mail@frazerkidd.co.uk



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For further information please contact:

Brian Kidd

M: 07885 739063

E: bkidd@frazerkidd.co.uk

Neil Mellon

M: 07957 388147

E: nmellon@frazerkidd.co.uk

Telfair House,
87/89 Victoria Street,
Belfast, BT1 4PB
T: 028 9023 3111
F: 028 9024 4859
E: mail@frazerkidd.co.uk
W: www.frazerkidd.co.uk

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