

TO LET- PROMINENT OFFICE AND WAREHOUSE PREMISES

322 DONEGALL ROAD, BELFAST BT12 6FX



**AVAILABLE TO LET IN ITS
ENTIRETY OR IN PART**

322 DONEGALL ROAD, BELFAST BT12 6FX



Summary

- The premises occupy a prominent location fronting onto the Donegall Road, within c. 1 mile of Belfast City Centre and c. 0.3 miles from the A12 Westlink.
- This substantial building extends to 1.3 acres with generous onsite car parking facilities.
- The property has vehicular access from Kitchener Drive, Nubia Street and Soudan Street.
- Nearby occupiers include a EuroSpar supermarket and a McDonalds, with the site also being within 15 minutes walking distance from the Royal Victoria Hospital and City Hospital.

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Location & Description

The subject property is situated on the Donegall Road, conveniently located c. 1 mile from Belfast City Centre and c. 0.3 miles from the A12 Westlink which provides excellent links to the wider motorway network, Belfast port, and City Airport via the A55 outer ring. The property can be accessed from 3 entry points at Kitchener Drive, Nubia Street and Soudan Street.

The site comprises of an office building and two substantial warehouses. The office building comprises of a large reception area and a number of private and open plan offices. The warehouses occupy the majority of the site with the larger Nubia Street warehouse extending to c.28,000 sq ft and the Soudan Street warehouse extending to c.18,000 sq ft. There is a large carpark to the rear of the site extending to c.7,000. To the rear of the Soudan Street warehouse, 2 loading bays provide the building with vehicular access for deliveries.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with a proportion of the upkeep, maintenance, and decoration of the development of which the subject premises form's part, to include a proportion of the building insurance and agent's management fees, which are calculated at 5% plus VAT of the annual rent payable.

Rates

NAV: £88,800.00

Rate in £ (2021-22): 0.543147

Rates Payable: £47,796.94 per annum

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

Lease

Length of lease by negotiation.

Accommodation

We calculate the approximate Net Internal Area to be as follows:-

Floor	Description	Sq M	Sq Ft
Ground Floor	Offices	308	3,317
First floor	Offices	402	4,328
Soudan Street	Warehouse	1,694	18,236
Nubia Street	Offices	94	1,014
Nubia Street	Warehouse	2,617	28,174
Total approximate NIA		5,116	55,069

*A full breakdown of areas can be downloaded from the Frazer Kidd website

Rent

The property can be rented as a whole or in part.
Inviting offers in the region of:

Offices: £55,000 per annum

Nubia Street Warehouse: £73,000 per annum

Soudan Street Warehouse: £46,000 per annum

VAT

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

Viewing

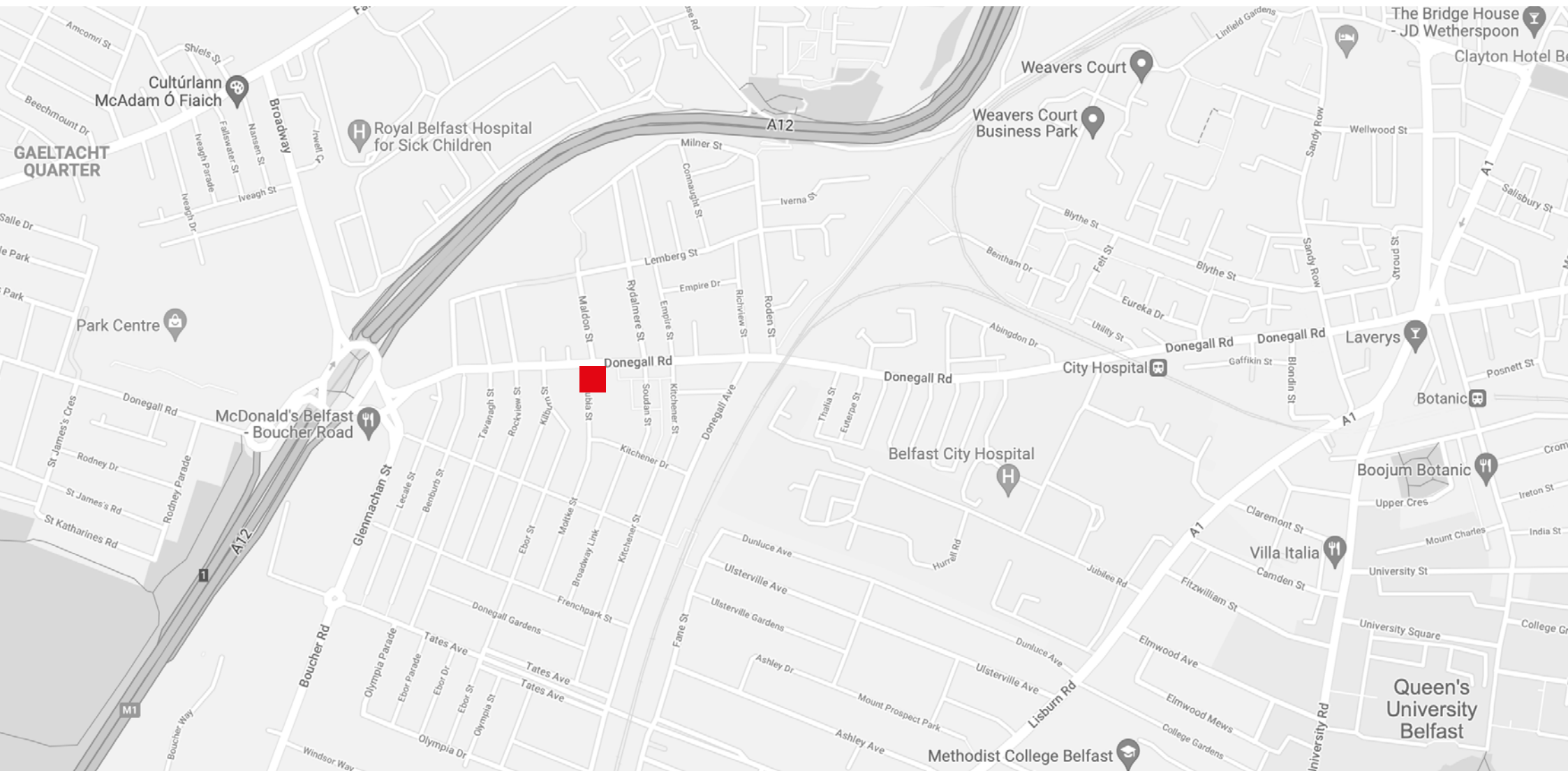
Strictly by appointment with the sole letting agents-

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EPC



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