



For Sale Industrial Investment

Units 1-4, Graham Industrial Park,
Dargan Crescent, Belfast BT3 9LP



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028 90 500 100

SUMMARY

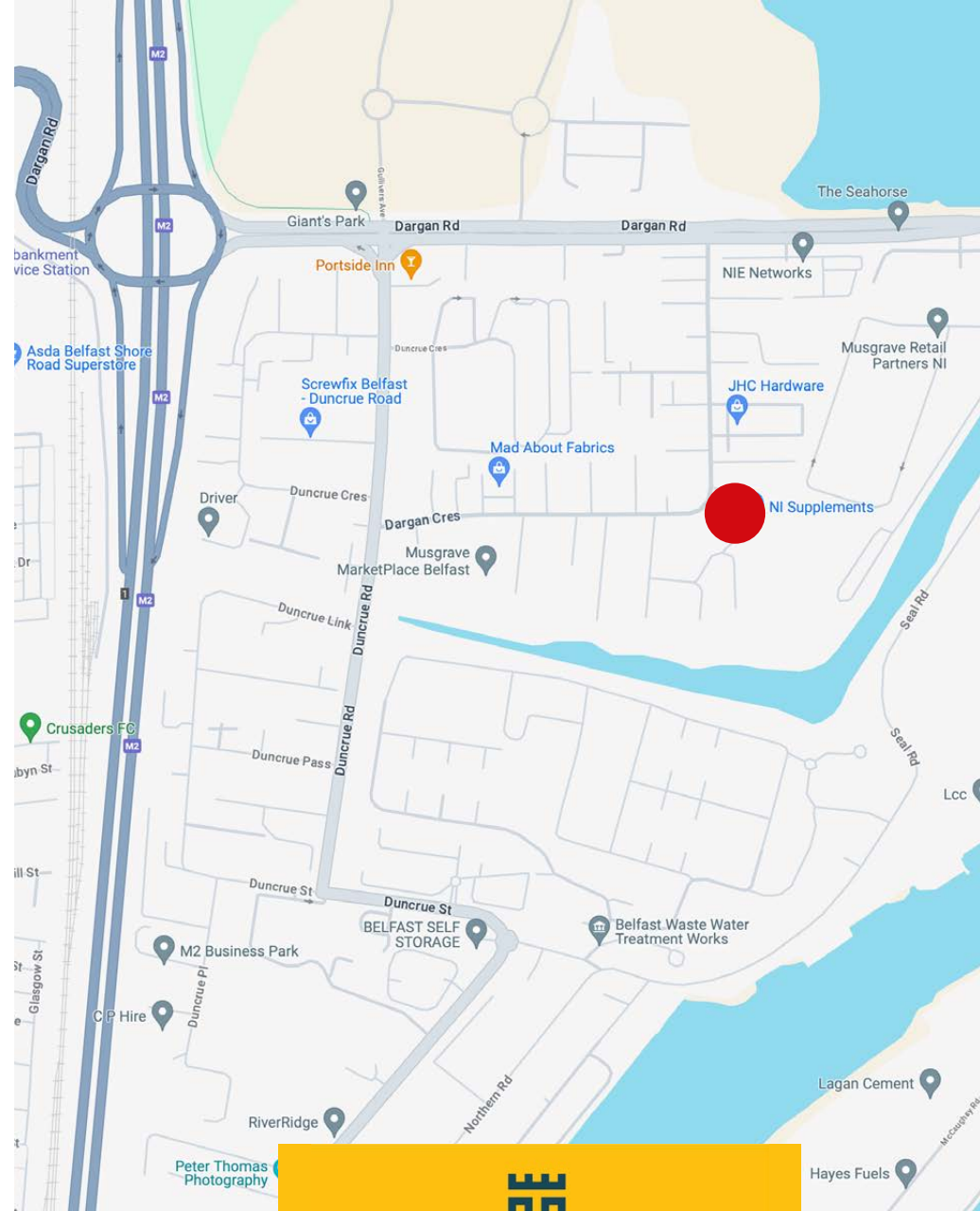
- Fully let industrial investment producing a gross rent of £60,000 per annum.
- High profile location at the entrance to Graham Industrial Park in Duncrue Industrial Estate.
- Let to HellermannTyton and Dangle Academy Limited.
- Communal car parking/yard space.

LOCATION

- The subject property is located within Graham Industrial Park, off Dargan Crescent in Duncrue Industrial Estate.
- The area is considered as one of Belfast's most popular distribution, warehouse and trade counter locations, approximately 0.5 miles from Junction 1 of the M2 Motorway and has easy access to the M1 Motorway via The Westlink.
- Belfast is Northern Ireland's capital city and serves as a regional gateway with important links to other European cities. The city benefits from excellent transportation networks with easy access to the M1 and M2 motorways. It is also served by two major airports, Belfast International Airport and George Best Belfast City Airport.

DESCRIPTION

- The four units have been amalgamated into two double warehouse/trade counter units within a terrace of 9 units in Graham Industrial Park.
- The units are constructed of steel portal frame with full length inner block walls and external profile metal cladding. Both units benefit from 2 no. roller shutter access doors.
- Internally the units comprise a mix of warehouse, offices and back of house accommodation, finished to tenants specification.
- The units are let on new 5/10 year leases from August/September 2024, at a total gross rent of £60,000 per annum.



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TENANCY SCHEDULE

Unit	Tenant	Trading As	GIA (sq ft)	Rent PA	Term	Lease Start	Lease End	Rent Review	Break	Comments
Units 1-2	HellermannTyton Limited	HellermannTyton	4,537	£30,000	5 years	01-09-24	01-09-29	N/A	N/A	
Unit 3-4	Dangle Academy Limited	Dangle Academy	6,131	£30,000	10 years	01-08-24	01-08-34	01-08-29	01-08-29	Personal Guarantee from Director
Gross Rent				£60,000						



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COVENANT STRENGTH

- HellermannTyton (Registration No: 05652018) has a credit risk score on Experian of 100, representing very low risk. Turnover in the latest accounts, up to 31st December 2023, of £106,703,000, with pre-tax profits of £10,076,000.
- Dangle Academy Limited (Registration No: NI694078) is a NI based company offering rope access, wind turbine and industrial trading courses and technical site services across Ireland.

TITLE

We understand that Units 1 & 2 are held for a term of 124 years from 1st April 1987, subject to a current ground rent of £5,397, with 5 yearly rent reviews.

Units 3 & 4 are held under separate lease for a term of 124 years from 1st April 1987 and 1st September 1987 respectively, subject to a combined ground rent of £5,397, with 5 yearly rent reviews.

PRICE

Offers are invited in the region of £575,000, exclusive.

A purchase at this level would equate to a Net Initial Yield of 8.16%, after deduction of ground rent and allowing for purchasers costs.

VAT

The property is registered for Value Added Tax. It is anticipated that a sale will be treated as a Transfer of Going Concern (TOGC).



Not To Scale. For indicative purposes only.

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EPC

Awaiting EPC



Units 1 & 2

Units 3 and 4



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CONTACT

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