



To Let Warehouse/Trade Counter Unit
Units 3 & 4 Graham Industrial Park, Belfast BT3 9LP



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COMMERCIAL

028 90 500 100

SUMMARY

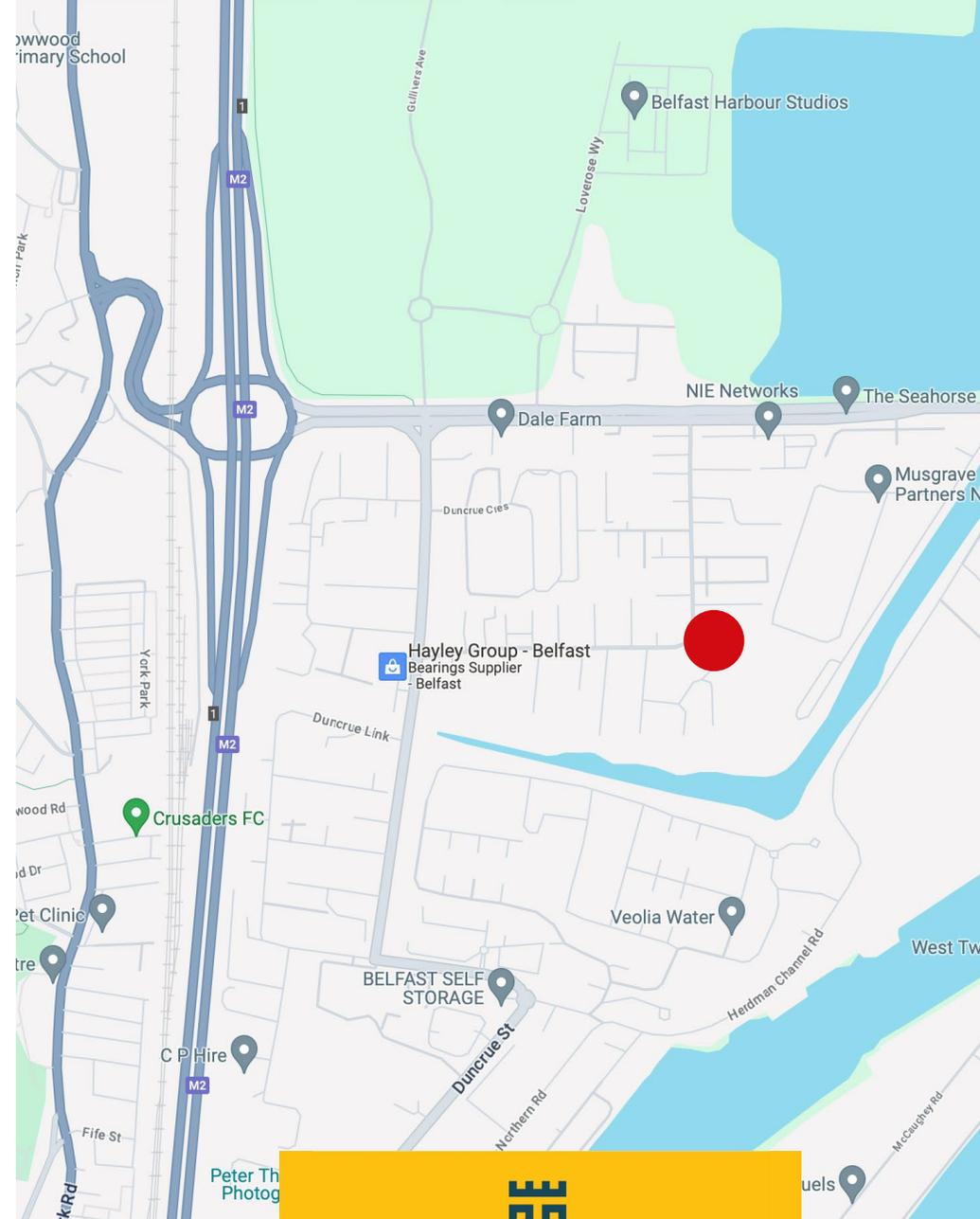
- Mid-terrace warehouse/trade counter unit of approximately 569 sq m (6,131 sq ft).
- Units 3 & 4 have been combined to provide open plan warehouse together with trade counter area, offices, boardroom, 2 kitchens and WCs.
- Communal yard and car parking to the front.

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 and is approximately 1 mile from Junction 1 of the M2 Motorway.
- Occupiers in the area include HellermannTyton, A J Hurst, Kerr's Tyres, Dowds Group and Musgrave Cash and Carry.
- 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 subject is a mid-terrace warehouse/trade counter unit of steel portal frame construction with metal cladding elevations to front and rear, together with profile metal sheet roof with translucent roof panels.
- The internal accommodation provides warehouse and well-fitted offices over ground and first floor.
- The property extends to a Gross Internal Area of approximately 569 sq m (6,131 sq ft), with access by way of 2 electric roller shutters and 2 pedestrian doors, while eaves height is c. 6.1 m (20 ft).



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ACCOMMODATION

Description	Sq M	Sq Ft
Ground Floor		
Warehouse	329.64	3,547
Offices	120.07	1,292
First Floor		
Offices	120.07	1,292
Total Gross Internal Area	569.78	6,131

LEASE DETAILS

Term: 10 years.
Rent: £30,000 per annum, exclusive.
Rent Review: Upwards only every five years.
Repairs & Insurance: The tenant is to be responsible for all repairs and reimbursement of the building insurance premium to the Landlord.
Service Charge: A service charge will be levied to cover a fair proportion of the cost of external repairs, upkeep of the communal areas within the Estate, management fees and ground rent.

RATES INFORMATION

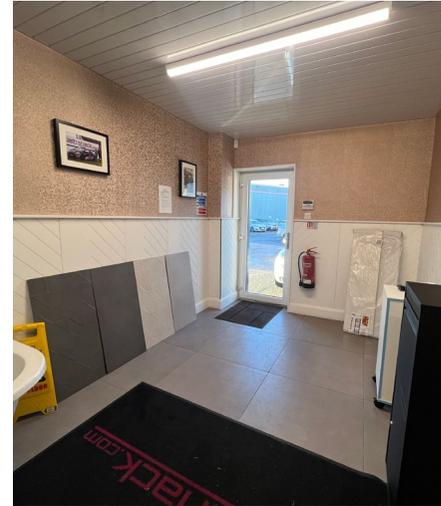
We are verbally advised by Land & Property Services that the Rateable Value of the property is as follows:-

NAV: £19,600

Rate in £ 2023/24 = 0.572221

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.



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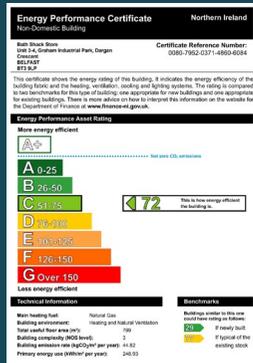
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EPC



CONTACT

For further information or to arrange a viewing contact:

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Not To Scale. For indicative purposes only.

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