



To Let Business Unit

Unit 11, The Glenand Centre, Kennedy Way Industrial Estate,
Blackstaff Road, Belfast BT11 9BL



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COMMERCIAL

028 90 500 100

SUMMARY

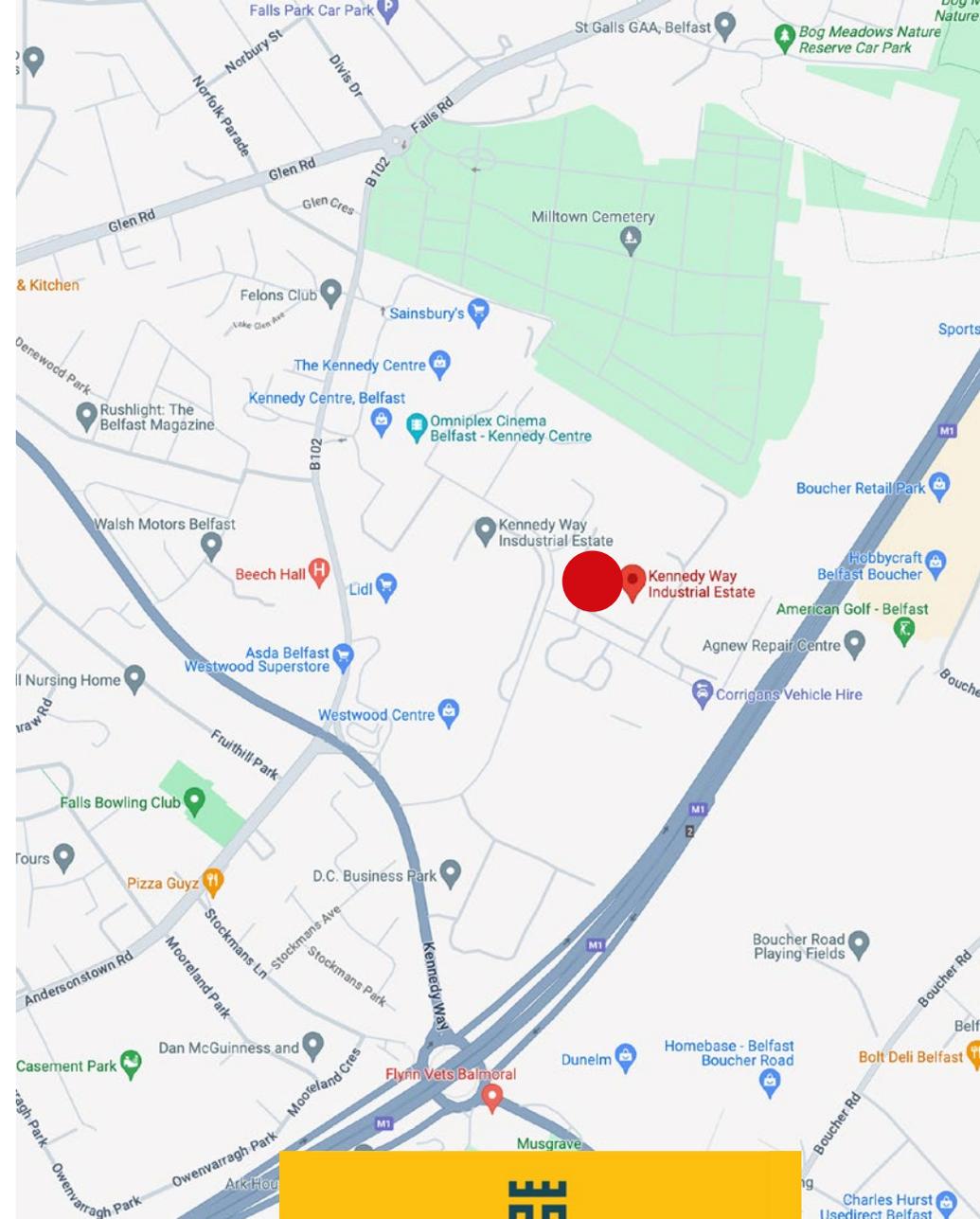
- Modern business unit of 175 sq m (1,881 sq ft).
- Highly accessible location in Kennedy Way Industrial Estate, off M1 Motorway.
- Suitable for a wide variety of business users.

LOCATION

- The unit is located within Kennedy Way Industrial Estate, off Kennedy Way.
- The business park benefits from accessibility being approximately 0.5 miles from Junction 2 of the M1 Motorway at Stockmans Lane/Kennedy Way junction and approximately 3.3 miles from Belfast city centre.

DESCRIPTION

- The subject is a mid-terrace business unit comprising ground floor warehouse/storage space with roller shutter access, together with first floor offices/commercial space.
- The unit is finished to a high specification and constructed within the last 15 years with red brick façade. The warehouse is finished to include smooth painted concrete floor, smooth block walls with exposed slab ceiling, together with kitchen and WC on the ground floor. The first floor, which can be separately accessed via pedestrian access door to the side, has solid concrete floor finished with wooden floor coverings, plastered and painted walls and suspended ceilings with strip fluorescent lighting and gas fired central heating.
- On-site car parking.



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ACCOMMODATION

Description	Sq M	Sq Ft
Ground Floor Warehouse/Kitchen/WC	87.62	943
First Floor Offices	87.25	938
Total Gross Internal Area	174.87	1,881

LEASE DETAILS

Term:	Negotiable.
Rent:	£10,000 per annum
Repairs & Insurance:	Tenant will be responsible for all internal and external repairs and reimbursement of a fair proportion of the building insurance premium to the Landlord.
Service Charge:	Levied to cover a fair proportion of the cost of the upkeep of the communal areas within the Estate, agent's management fees and any other reasonable outgoings of the Landlord or Head Landlord.

RATES

We understand that the property has been assessed for rating purposes, as follows:-

NAV: £7,000

Rate in £ 2023/24 = 0.572221

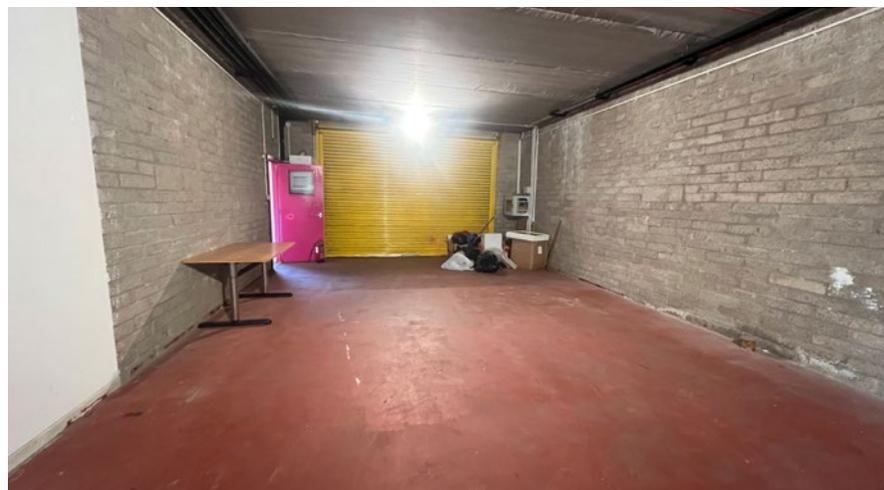
Therefore Rates Payable 2023/24 = £3,204.44

(includes Small Business Rates Relief at 20%)

Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

The property is registered for VAT and VAT will be payable on rent and other outgoings.



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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.

