

TO LET

WAREHOUSING/INDUSTRIAL UNITS



UNITS 3 & 3A

BRACKENVALE BUSINESS PARK

535/537 SAINTFIELD ROAD, BELFAST, BT8 8ES

10 Massey Park, Belfast BT4 2JX

t. +44(0) 28 9032 8000

e. mail@garymcdowell.com

w. www.garymcdowell.com

Gary McDowell MRICS, Registered Valuer.



RICS

Regulated by RICS

- Conveniently located in South Belfast with direct access of Saintfield Road opposite McDonalds at Brackenvale
- Accessible to the outer ring at Forestside and the Greater Belfast area.
- Immediate availability.
- The office accommodation provides an entrance lobby general office, private office, store and canteen area.
- The warehouse has a full height electrically operated roller door accessed from the rear of the unit. There is a works office over the toilet block.



ACCOMMODATION:

UNIT 3 & 3A Offices – 1,062 sq ft
 Warehouse – 3,300 sq ft
 4,362 sq ft

LEASE DETAILS:

RENT: £23,500 per annum
TERM: By negotiation
RENT REVIEWS: 5 Yearly
REPAIRS: Tenant responsible for interior repair. External repairs and maintenance are covered through the service charge.
INSURANCE: The lessee will reimburse the lessor with the annual premium, estimated at £621.31 for the current year.
SERVICE CHARGE: The lessee will pay a fair proportion towards exterior repair, maintenance, and management fees. Estimated at £923.33 for the current year.

NAV/ESTIMATED RATES PAYABLE 2020/2021

UNIT 3 & 3A NAV £16,810 RATES PAYABLE £8,499.32
EPC 56(C) - CRN 0060-4914-0353-4690-1080
VAT: The above figures are exclusive of VAT which may be chargeable.
VIEWING: By appointment through Gary McDowell Chartered Surveyors
 Telephone: 02890328000

NOTE: These particulars are given on the understanding that they will not be construed as part of a Contract conveyance or lease. Whilst every care has been taken in compiling this information no guarantee or assurance is given as to the accuracy thereof and inquirers must satisfy themselves regarding the description and measurements.

