

TO LET



Warehouse unit with mezzanine 4,355 sq ft (404.8 sqm)

Unit 4
Prince Regent Business Park
Prince Regent Road
BT5 6QR

- Excellent location on the Outer Ring (A55) with easy access into Belfast City Centre.
- Located in a well established industrial/warehouse estate within East Belfast.
- Close proximity to Belfast City Airport and Belfast Harbour.

LOCATION

Prince Regent Road is located at the top end of Castlereagh Road close to its junction with the outer ring dual carriageway (A55), which provides easy access to Belfast City Airport, Belfast Harbour and the Motorway Networks.

Prince Regent Road Industrial Estate is the primary industrial and warehouse location in East Belfast with additional warehouse and showroom units situated within close proximity along the Castlereagh Road and Montgomery Road.

Prince Regent Road Business Park occupies an important and prominent corner site at the Junction of Castlereagh Road and Prince Regent Road.

Occupiers within the locality include Brow Packaging, Post Office and Honda.

DESCRIPTION

Prince Regent Road Business Park comprises a horseshoe terrace of 7 no. warehouse and showroom units situated on a generous site of 1.25 acres and providing ample loading and car parking facilities.

The subject unit is of steel portal frame construction and externally clad in profile sheet steel.

This warehouse unit benefits from a mezzanine ideal for additional storage. The main warehouse has an approximate eaves height of c. 5.45m, a roller shutter door and oil-fired heating.

ACCOMMODATION

| Floor | Sq Ft | Sq M |
|--------------|--------------|--------------|
| Warehouse | 3,900 | 362.5 |
| Mezzanine | 445 | 42.3 |
| Total | 4,355 | 404.8 |



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LEASE TERMS

| | |
|-----------------|--|
| Term: | A new full repairing and insuring lease for a term by arrangement. |
| Rent: | £22,500 per annum. |
| Service Charge: | A service charge will be levied by the landlord to recover the out goings in respect of management of the Business Park, external maintenance of the building and common areas along with a proportionate contribution towards building insurance. |
| | Estimated at c.20p sq ft. |

RATES

We have been advised of the following by LPS:

NAV Unit 4: £19,900 (Source: LPS on-line database)
Rate in £ for 2025/26: 0.626592
Rates payable for 2024/25: £12,469.18

(Note: prospective Tenants are advised to make their own enquiries in relation to Rates).

VAT

VAT is applicable to the annual rent.

EPC

The property has an energy rating of 125E.
Full Certificates can be made available upon request.

4 Prince Regent Road
BELFAST
BT5 6QR

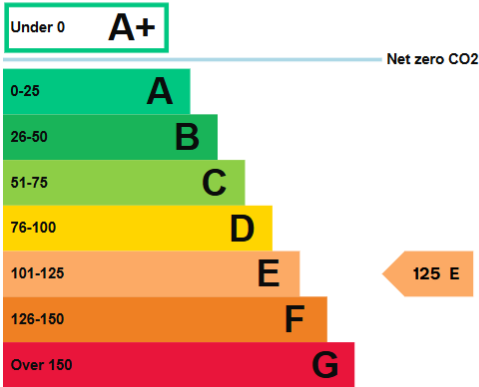
Energy rating
E

Valid until
11 December 2026

Certificate number
0292-0427-8030-3990-9603

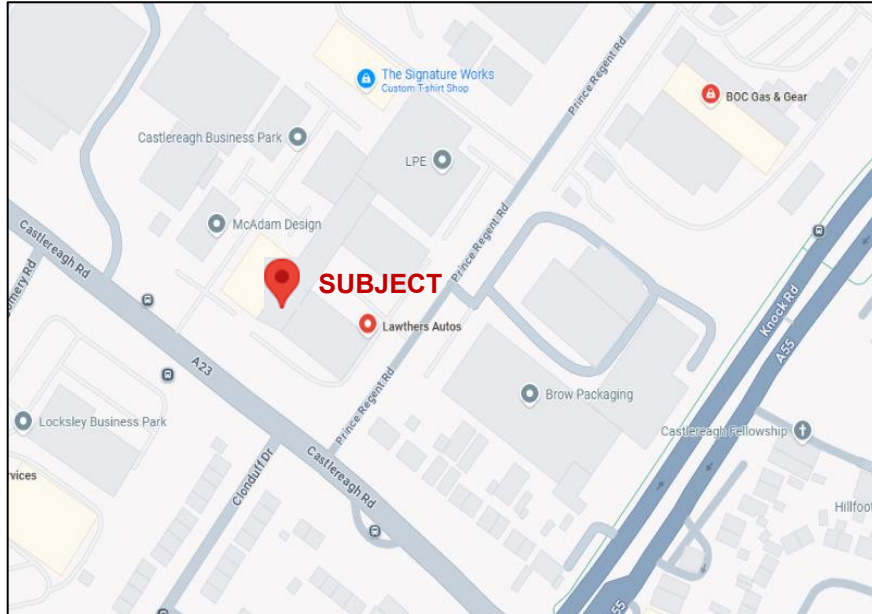
Energy rating and score

This property’s energy rating is E.



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LOCATION



Customer Due Diligence

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukxi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McConnell Property. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

VIEWING

For further information or to arrange a viewing, please contact:



Contact: Frazer Hood / Ross Molloy
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