



TO LET



Excellent Business Unit

Unit 21-22
Weavers court Business Park
Linfield Road
Belfast
BT12 5GH

- Accommodation extends to 5,926 sq ft
- Located within a well-established business park
- Generous on-site parking

LOCATION

Weavers Court is strategically located next door to the new Weavers Cross Transport Hub, just 8 minutes walk to City Hall and less than 5 minutes drive to the motorway network.

Weavers Court is already hugely popular with technology firms due to its connectivity - every unit has direct access to a non-contested 10GB Fibre Optic Cable.

Facilities within this unique campus style development include courtyard café; 24/7 manned security; CCTV; bicycle stands and plenty of green open space.

DESCRIPTION

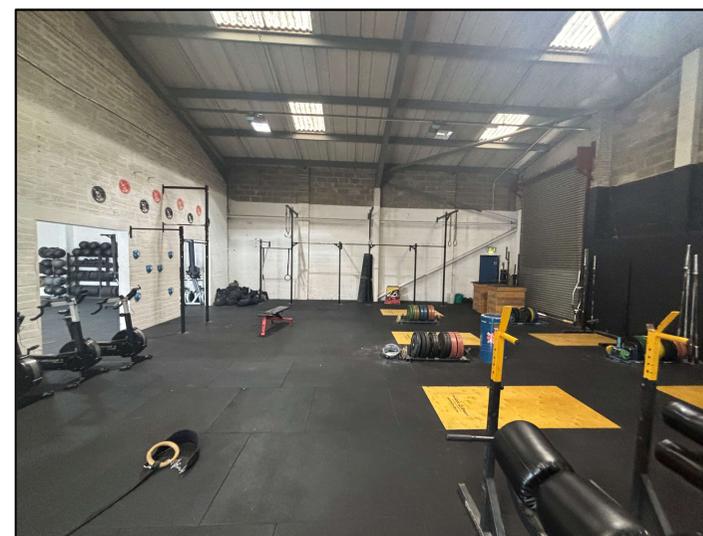
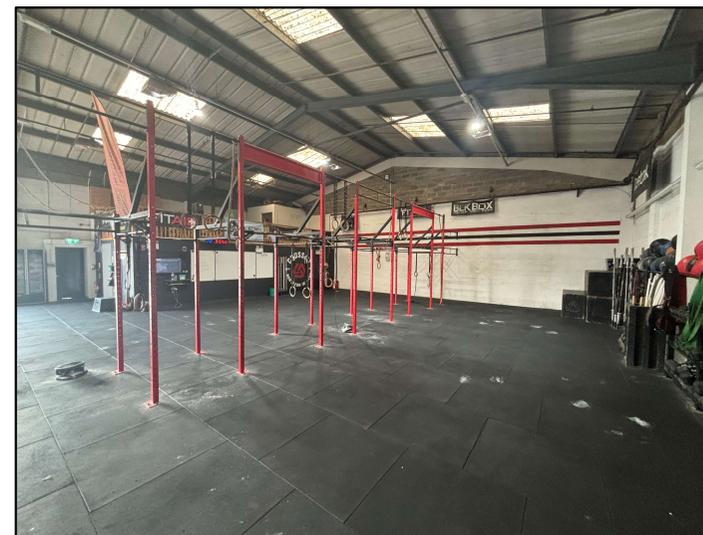
The subject comprises of a warehouse building of 5,926 sq ft with additional space at mezzanine level. The warehouse is of steel portal frame with part brick and part profile steel elevations beneath a pitched roof. The building further benefits from 2 No. 4.8m height level access roller shutter doors.

The additional space at mezzanine level is currently being used for additional storage space however may be used for a variety of uses subject to any necessary consents.

There is also Kitchen and W.C. provisions contained within.

ACCOMMODATION

Accommodation	Sq Ft	Sq M
Unit 21-22	5,926	550.5
Total Internal Area	5,926	550.5



LEASE DETAILS

Rent: £36,000 + VAT per annum.

Term: New FRI lease by way of negotiation.

Please contact the agent for further details.

SERVICE CHARGE

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, security and upkeep of common areas etc. We understand the current service charge estimate is £2.00 psf + VAT.

INSURANCE

An incoming tenant will reimburse a fair proportion of the Landlord's buildings insurance premium.

VAT

All prices and outgoings are exclusive of VAT, which will be chargeable.

RATES

We have been advised of the following by LPS:

Unit 21-22 Weavers Court Business Park, Belfast:

NAV: £22,100 (Source: LPS on-line database)

Rate in £ for 2025/26: 0.626592

Rates payable (approx.): £13,847.68

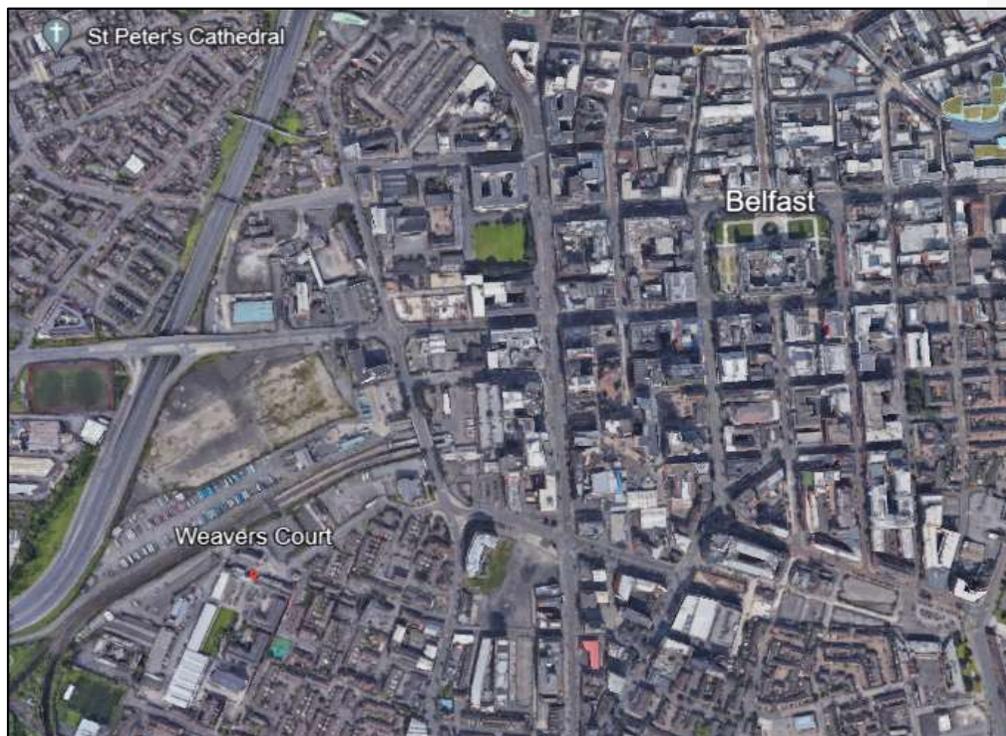
(Note: interested parties are advised to make their own enquiries in relation to Rates).

EPC

The property has an energy rating of G252.

The full certificate can be made available upon request.

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.

FURTHER DETAILS

Please contact the agents below for further details or to arrange a viewing.

McConnell



Contact: Greg Henry / Ross Molloy

Tel: 07841 928 670 / 07443 085 690

Email: greg.henry@mcconnellproperty.com
ross.molloy@mcconnellproperty.com

Montgomery House,
29-31 Montgomery Street,
BT1 4NX