



McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900

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OFFICES/TRADERCOUNTER



TO LET

3 No. Prominent Own Door Business/Office/Trade Counter Units each of c. 1,800 ft² (c.167m²)

**Nella House
96 Dargan Crescent
Belfast
BT3 9JP**



- **Modern office/showroom units located on Dargan Crescent in close proximity to the M2 Motorway junction at Fortwilliam and Belfast Docks.**
- **Units are of steel portal frame construction with external elevation in brick, profiled metal cladding roof and roller shutter access doors.**
- **The offices are located at first floor level and currently finished to include suspended ceiling, recessed lighting, plastered and painted walls, carpeted floors and electric heating.**

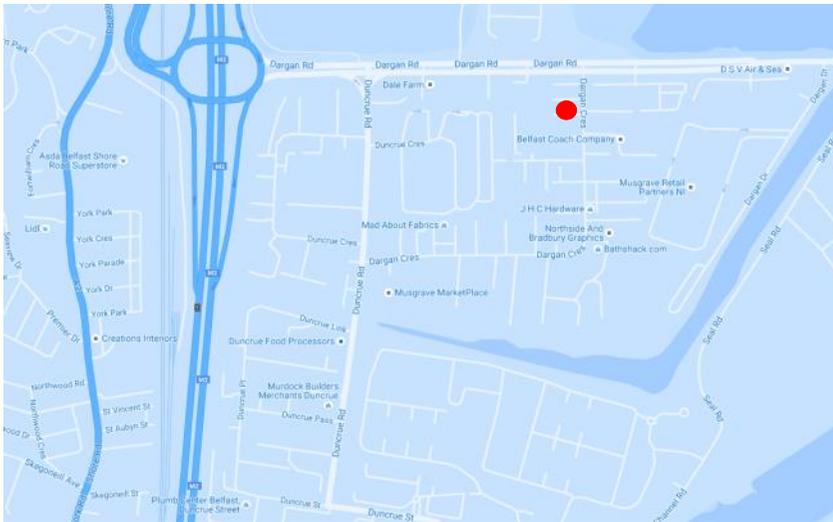


The Independent
Commercial Property
Consultants Network

MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

T: 028 90 205 900

E: info@mcconnellproperty.com



LOCATION AND DESCRIPTION

The Park occupies a highly prominent location on Dargan Crescent, close to its junction with Dargan Road within the Duncrue Industrial Estate. It is located c. 2 miles north of Belfast City Centre just off the M2 Motorway, with access from the Fortwilliam roundabout. The Duncrue / Dargan area comprises a mixture of showrooms, warehouses, business units and offices

The Park comprises 6 No. own door business / office / showroom units constructed in the centre of a c. 0.5 acre secure site with 2 No. accesses and the Park benefits from 18 No. communal car parking spaces and ample circulation space.

Unit 4 has been refurbished and is available for immediate occupation. Units 3 and 5 will be refurbished to a similar standard or to individual occupiers requirements, subject to revised rental terms - further details on request.

Other occupiers in the Park include SCC (Specialist Computer Centre) and DM Electrical Engineering with nearby occupiers including Bathshack, AJ Stuart & Co, McCaig Collim, HVAC Supplies and Belfast Containers.



ACCOMODATION

Unit 3 (to be refurbished)	c. 167 m ²	c. 1,800 ft ²
Unit 4 (comprising 3 No. offices, kitchen and 2 No. WCs)	c. 167 m ²	c. 1,800 ft ²
Unit 5	c. 167 m ²	c.1,800 ft ²

18 No. communal car parking spaces with additional parking at the rear of each unit.

N.A.V.

We are advised by the Land and Property Services that the NAV's are as follows;

Unit 3-£9,000

Unit 4-£9,000

Unit 5-£9,000

The commercial rate in the pound for 2020/2021 is £0.538166.



LEASE DETAILS

Term:	Negotiable
Rental:	Unit 3-£9,750 per annum Unit 4-£9,750 per annum Unit 5-£9,750 per annum
Repairs and Insurance:	Tenants are responsible for internal and external repairs by way of a service charge. Tenants will be responsible for reimbursing the landlord with the cost of the insurance premium for the unit.
Service charge:	A service charge will be levied to cover the cost of maintaining the common areas and exterior of the property etc. Estimated at c. £0.50 per ft ²

VAT

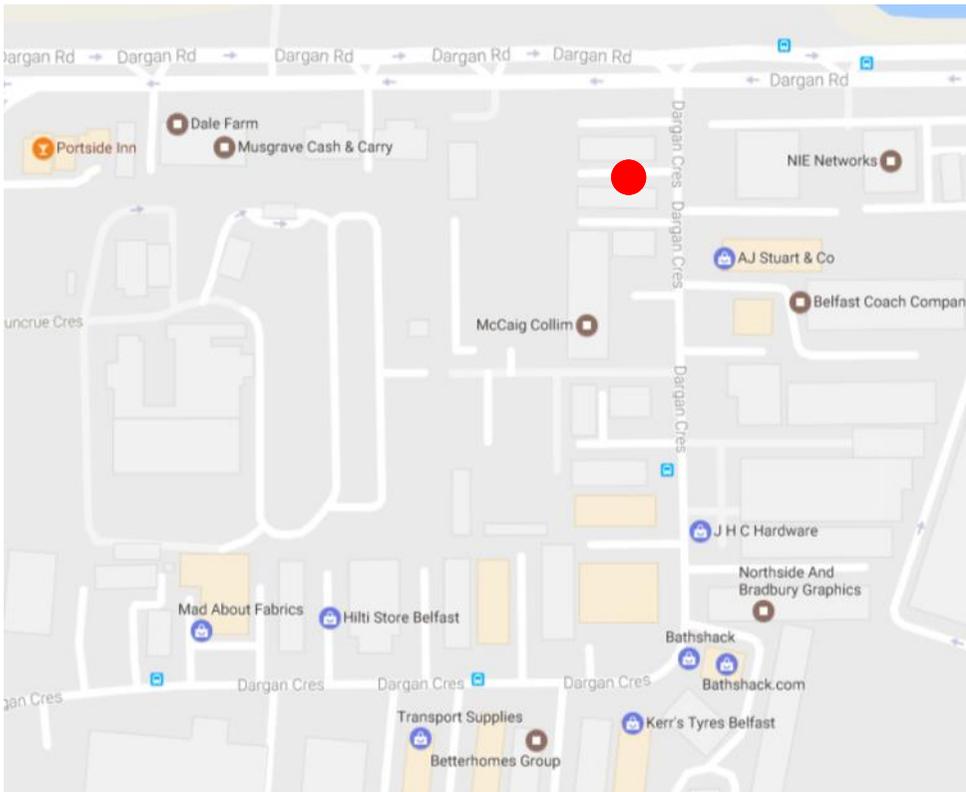
All prices, outgoings etc are exclusive of, but are subject to VAT.



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LOCATION



EPC

Unit 3 - G246

VIEWING / FURTHER INFORMATION

McConnell Chartered Surveyors and Property Consultants
Montgomery House
29-31 Montgomery Street,
Belfast, BT1 4NX

Contact: Andrew Agnew or Shaun Wallace

Email: andrew.agnew@mcconnellproperty.com

shaun.wallace@mcconnellproperty.com

Joint agents: OKT— 028 9024 8181

Contact: Iain McCabe or Mark Patterson

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