



**McCONNELL**  
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

**028 90 205 900**  
[www.mcconnellproperty.com](http://www.mcconnellproperty.com)

OFFICES/TRADECOUNTER

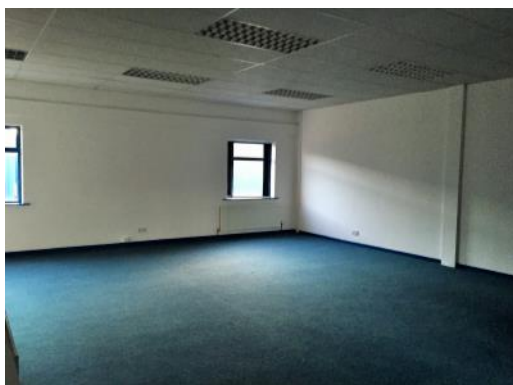
## TO LET

**3 No. Prominent Own Door Business/Office/Tradecounter  
Units each of c. 1,800 ft<sup>2</sup> (c.167m<sup>2</sup>)**

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



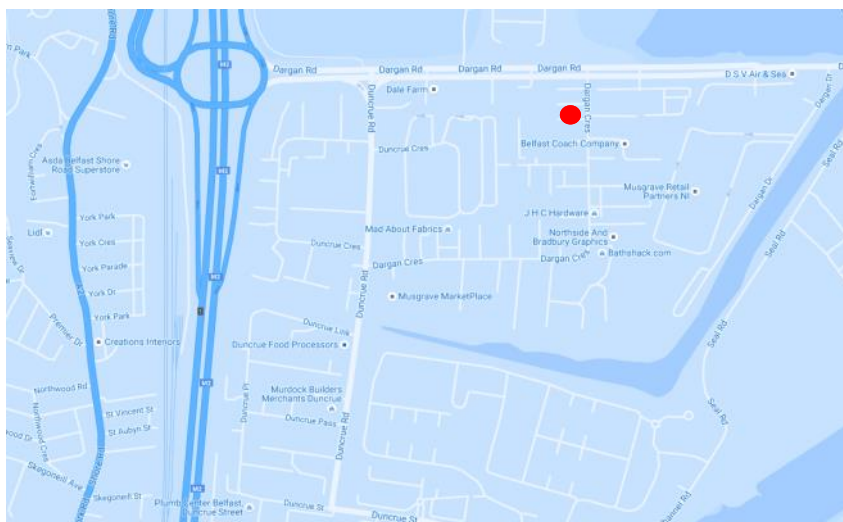
- **Modern office/showroom units located on Dargan Crescent in close proximity to the M2 Motorway junction at Fortwilliam and Belfast Docks.**
- **Units are of steel portal frame construction with external elevation in brick, profiled metal cladding roof and roller shutter access doors.**
- **The offices 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](mailto: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.



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## ACCOMODATION

Unit 3                                      c. 167 m<sup>2</sup>                      c. 1,800 ft<sup>2</sup>  
(to be refurbished)

Unit 4                                      c. 167 m<sup>2</sup>                      c. 1,800 ft<sup>2</sup>  
(comprising 3 No. offices,  
kitchen and 2 No. WCs)

Unit 5                                      c. 167 m<sup>2</sup>                      c.1,800 ft<sup>2</sup>

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.



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## 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 <sup>2</sup>

## VAT

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

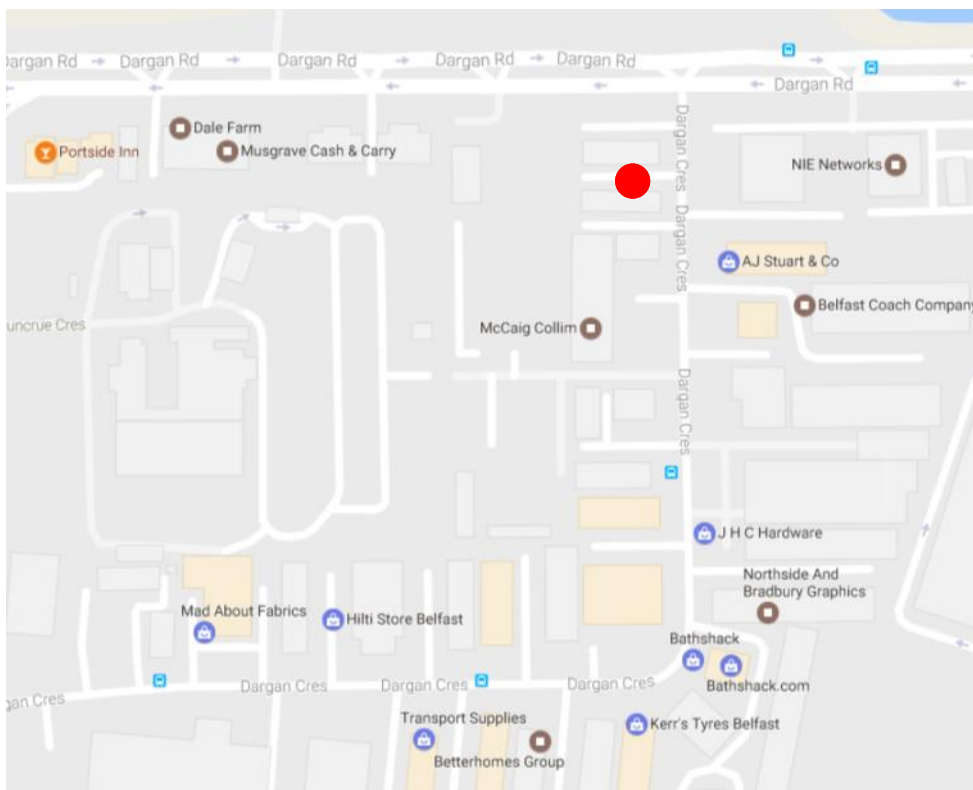
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## LOCATION



## 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](mailto:andrew.agnew@mcconnellproperty.com)

[shaun.wallace@mcconnellproperty.com](mailto:shaun.wallace@mcconnellproperty.com)

Joint agents: OKT— 028 9024 8181

Contact: Iain McCabe or Mark Patterson

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