



McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900
www.mcconnellproperty.com

WAREHOUSE



TO LET

**Excellent Warehouse Accommodation extending to
c. 2,600 sq ft (c. 244 m²)**

**Unit 2
Prince Regent Business Park
Prince Regent Road
Belfast
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.**



The Independent
Commercial Property
Consultants Network

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

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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 AND ACCOMMODATION

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 part block and steel portal frame construction and externally clad in profile sheet steel.

The warehouse unit benefits from concrete flooring, fluorescent stirp lighting and an electric roller shutter door.

LEASE TERMS

Term:	A new full repairing and insuring lease for a term by arrangement.
Rent:	£15,750 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 pro-portionate contribution towards building insurance.
	Estimated at c. 20p sq ft.

RATES

We are advised by Land and Property Services of the following:-

NAV Unit 2:	£11,800 per annum
Rate in the £	£0.538166 (2020/2021)

We understand the property will benefit from small business rates relief of 20%

Interested parties are advised to make their own enquiries in relation to rates.

VAT

VAT is applicable to the annual rent.



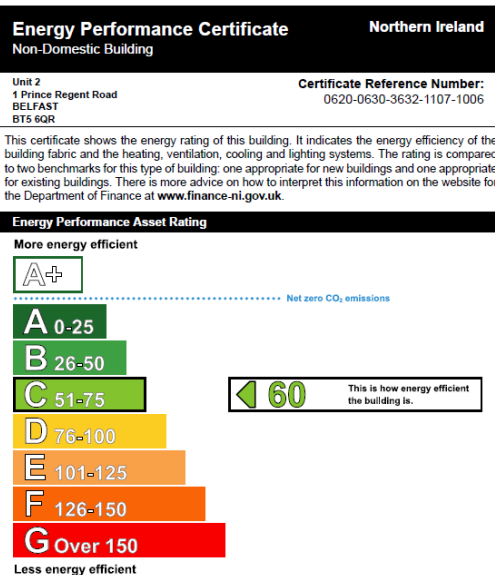
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EPC: C60

VIEWING

Strictly by appointment with McConnell Chartered Surveyors.

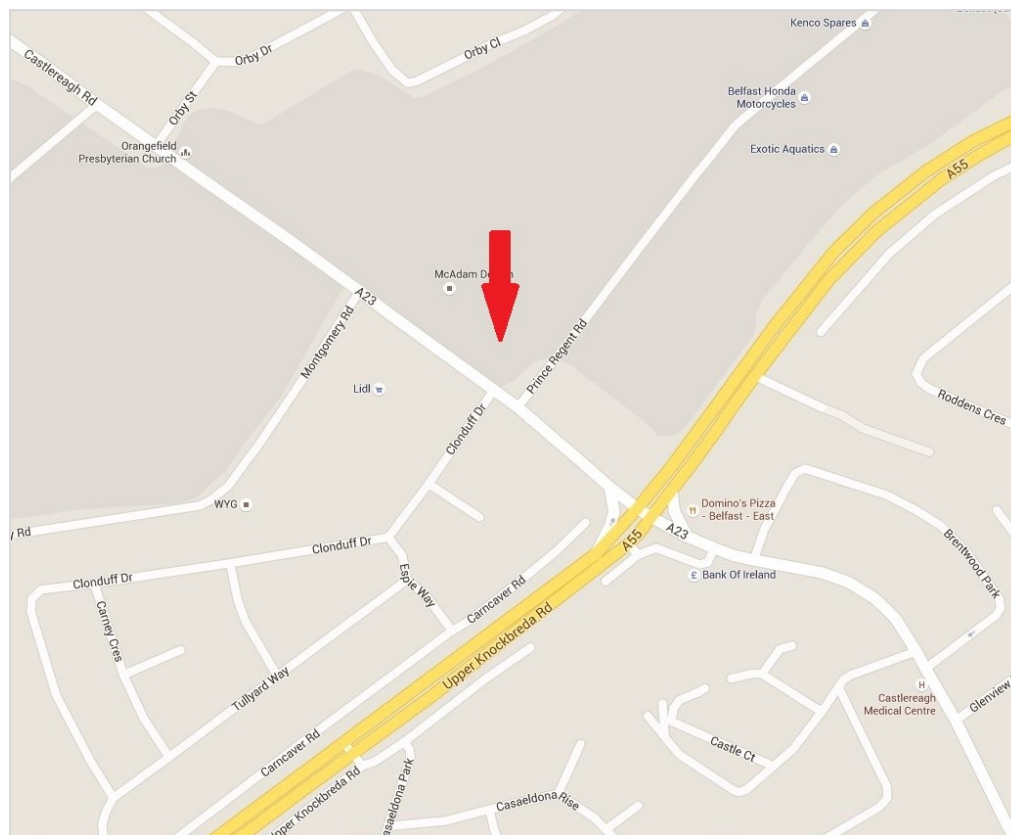
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LOCATION MAPS



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