



**McCONNELL**  
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

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

WAREHOUSE / TRADE COUNTER



## TO LET

**Warehouse units available  
Extending to approx c. 23,576 sq ft**

**Units 7-10  
5 Prince Regent Road  
Belfast  
BT5 6QR**



- Excellent location situated just off the Castlereagh Road, on the Outer Ring (A55).
- 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

T: 028 90 205 900  
E: [info@mcconnellproperty.com](mailto:info@mcconnellproperty.com)



## LOCATION

Prince Regent Road is located at the top end of the 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

Unit 7-8 - Concrete frame construction with brick walls, concrete screed floors, a double pitch single skin corrugated with an eaves height of approx. 5m rising to 7m and benefits from an electric roller shutter. Office and ancillary accommodation over ground and first floor. Previously occupied and fitted as a gymnastics and dance studio.

Unit 9-10 - Concrete frame construction with brick walls, concrete screed floors, a double pitch single skin corrugated roof with an eaves height of approx. 5m rising to 7m and benefits from an electric roller shutter. Office and ancillary accommodation over ground and first floor.

## ACCOMMODATION

UNIT	DESCRIPTION	SQ FT	SQ M	RENT (PA)	RATES (PA)
<b>Unit 7-8</b>	Ground floor former gymnastics studio / offices	10,201	947.67		NAV; £31,100 Rate to the pound (2020/21);
	First floor offices / ancillary	1,442	133.95		0.538166
		<b>11,643</b>	<b>1,081.62</b>	<b>£50,000</b>	<b>Est £16,737</b>
<b>Unit 9-10</b>	Ground floor warehouse / stores / offices	10,295	956.48		NAV; £32,100 Rate to the pound (2020/21);
	First floor offices / ancillary	1,638	152.16		0.538166
		<b>11,933</b>	<b>1,108.64</b>	<b>£50,000</b>	<b>Est £17,275</b>



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## LEASE DETAILS

Repairs: Full Repairing and Insuring terms.

Insurance: Incoming tenant will be responsible for reimbursing the landlord the cost of the building insurance.

Term: By negotiation.

A service charge will be payable to cover an appropriate proportion of the cost of repair and maintenance of common areas.

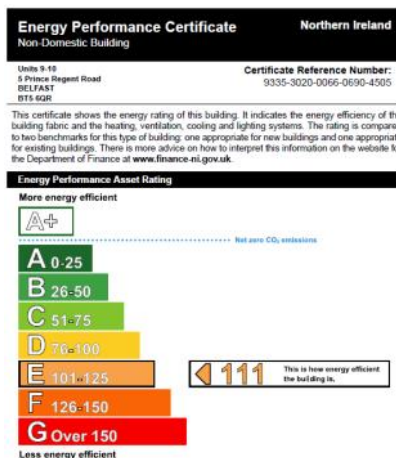
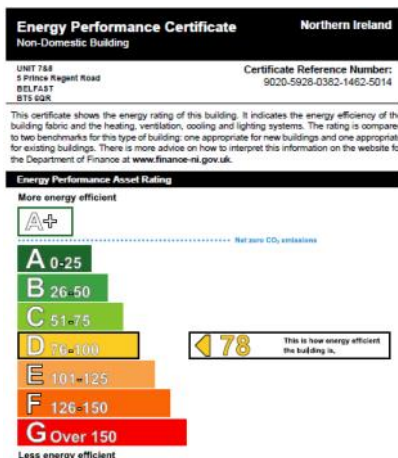
## VAT

The property has been elected for VAT therefore VAT will be payable on the annual rent.

## LOCATION MAP



## EPC



\*Please note we will be updating the EPC for Unit 9&10 as works are currently undergoing to fit a new roof\*

## VIEWING ARRANGEMENTS

Viewing is strictly by appointment through the agents McConnell Chartered Surveyors:

Contact: Katie McConnell / Frazer Hood

Tel: 02890 205900

Email: [katie.mcconnell@mcconnellproperty.com](mailto:katie.mcconnell@mcconnellproperty.com)

[Frazer.hood@mcconnellproperty.com](mailto:Frazer.hood@mcconnellproperty.com)

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