



**McCONNELL**  
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

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

WAREHOUSE / SHOWROOM UNIT



## TO LET

**Warehouse / Showroom Unit**

**A3 & A4 Fortwilliam Court  
Duncrue Crescent  
Belfast  
BT3 9BW**



- c. 3,692 sq ft (c. 344 sq m)
- Highly accessible location just off Fortwilliam Interchange
- Currently split to provide warehouse accommodation with office, Showroom, kitchen and WC facilities.
- Immediate availability



The Independent  
Commercial Property  
Consultants Network

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

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## LOCATION

Modern warehouse unit located in Fortwilliam Court off Duncrue Crescent in Belfast's North Foreshore area. The property occupies a highly accessible location just off the Fortwilliam Interchange and enjoys easy access to the M2 Motorway, Belfast City Centre and surrounding areas.

## DESCRIPTION

End terrace unit which is of steel portal frame construction with external elevation in brick, profile metal clad roof and roller shutter access door.

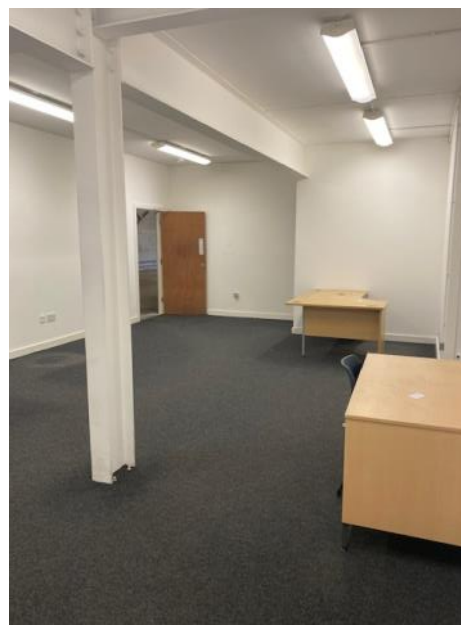
The unit is currently split to provide warehouse accommodation with office, showroom, kitchen and WC facilities. The property is fully fitted to include plastered and painted walls, suspended fluorescent strip lighting, suspended gas fired heater in warehouse and security alarm.

The unit benefits from an eaves height of 17ft rising to 23ft and enjoys an excellent marshalling and car park area to the front.

Neighbouring occupiers include ADI Global Distribution, Brammer and Kerlin Gallery.

## ACCOMMODATION

	Sq Ft	Sq m
Warehouse unit	2,711	252
Office	814	76
Kitchen	167	16
WC		
<b>Total</b>	<b>3,692 sq ft</b>	<b>344 sq m</b>



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## LEASE DETAILS

**Term:** Negotiable subject to periodic rent review.

**Rent:** £14,000 per annum

**Repairs and insurance:** Tenant responsible for full repairs plus refund of fair proportion of building insurance premium. Insurance premium estimated at £1,100 per annum.

**Service charge:** A service charge will be levied to cover the cost of maintenance, security, lighting, insurance of communal areas plus management. Currently charge estimated at £1,300 per annum.

## VAT

Rent and outgoings are subject to VAT.

## NAV

We are advised by the Land & Property Services that the Net Annual Value of the property £13,900.

The rate to the £ for 2020/2021 is £0.538166, therefore rates payable are £7,480.50.

## VIEWING

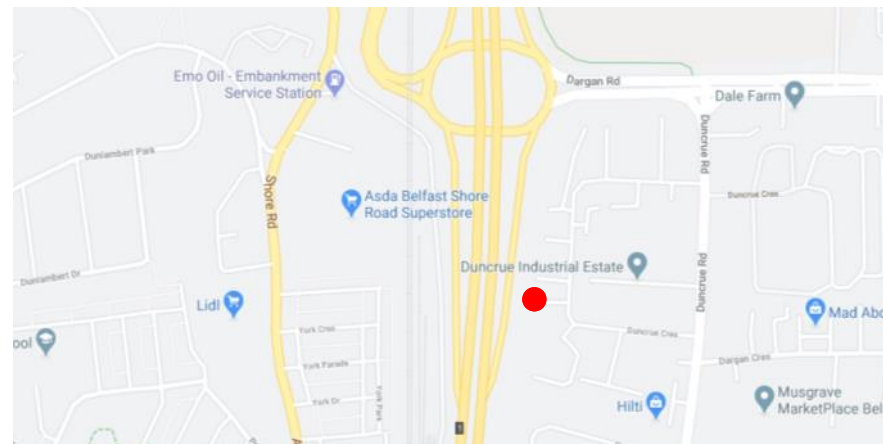
Strictly by appointment with McConnell Chartered Surveyors;

**Contact:** Katie McConnell / Caroline McKillen

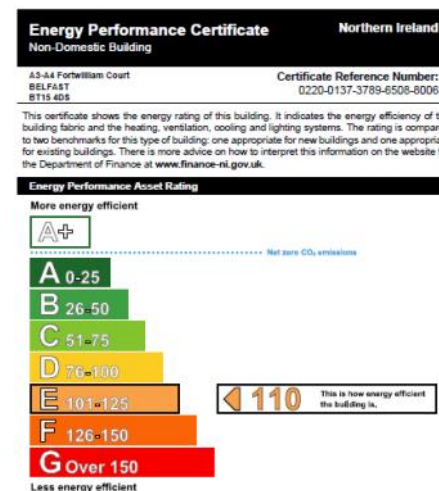
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## LOCATION MAP



## EPC



The property has an EPC rating of

E-110.

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