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028 90 205 900
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WAREHOUSE / OFFICES



For Sale

**WAREHOUSE / OFFICES /
SHOWROOM**
c. 4,052 sq.ft (c. 376.4 sqm)

**Unit C5 - C6 Dargan Court
Dargan Crescent
Belfast
BT3 9JP**



- **Excellent Warehouse / Office unit**
- **Ample car parking**
- **Roller shutter and separate pedestrian access**
- **Excellent transport links via M2**



The Independent
Commercial Property
Consultants Network

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

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LOCATION

The subject property is located in Dargan Court, in Belfast's Harbour Estate. The property is located close to the Fortwilliam Interchange and benefits from easy access to the motorway network. Belfast City Centre is approximately 2 miles to the South.

DESCRIPTION

The property is of a steel portal frame construction with block walls and a red brick façade. There is ample space for car parking to the front of the unit.

The ground floor comprises a warehouse / stores / workshop with block walls, concrete floor, fluorescent strip lighting and roller shutter access. The warehouse has an eaves height of approximately 4.5m.

A modern showroom is also located on the ground floor and is fitted to include plastered / painted walls, suspended ceiling with recessed lighting, linoleum floor covering and perimeter trunking.

The mezzanine provides substantial office accommodation fitted to include plastered / painted walls, carpet floor covering and fluorescent strip lighting.

Kitchen and W.C facilities are also contained within.

ACCOMMODATION - Gross Internal Area c. 4,938 sq.ft

	SQ FT	SQ M
Ground Floor		
Warehouse	504	46.8
Store	165	15.3
Office 1	124	11.5
Office 2	111	10.3
Workshop	264	24.5
Store	73	6.8
Disabled W.C	n/a	n/a
Showroom	779	72.4
Mezzanine		
Office 1	222	20.6
Store	78	7.3
Office 2	221	20.6
Office 3	170	15.8
Office 4	513	47.6
Office 5	212	19.7
Store	73	6.8
Boardroom	364	33.8
Kitchen	179	16.6
W.C	n/a	n/a
Total	4,052	376.4

TITLE

Held under 122 year lease from 1st January 1990, subject to ground rent of £2,941 per annum.

Ground rent is subject to 5 yearly reviews - next review 1st May 2024

ASKING PRICE

Seeking offers in the region of £120,000 excl.

VAT

The property has been elected for VAT therefore VAT will be payable on the purchase price.

RATES

We understand from the Land and Property Services website that the Net Annual Value is £14,200

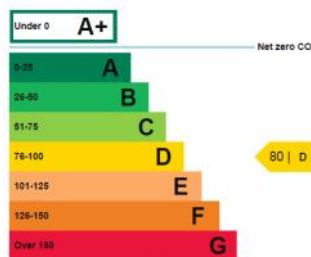
The rate in the £ for year 2020/21 is 0.538166

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

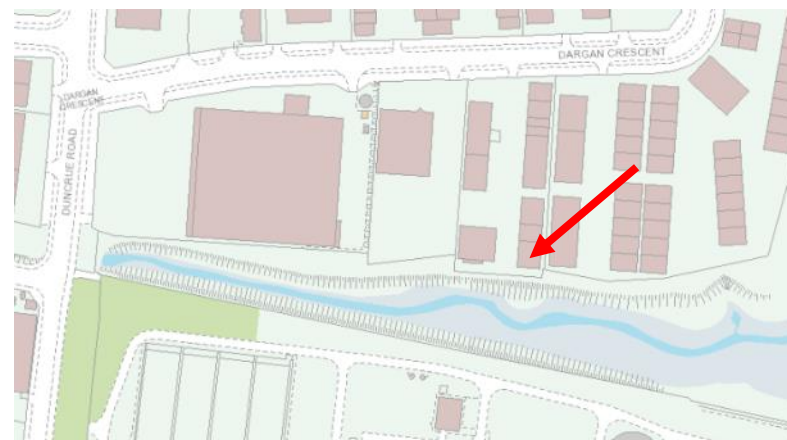
EPC

The property has an energy rating of D80.

Full certificates can be made available upon request.



LOCATION MAP



VIEWING ARRANGEMENTS

Strictly by appointment with McConnell Chartered Surveyors.

Contact: Caroline McKillen or Philip Culbert

Tel: 028 90 205 900

Email: philip.culbert@mcconnellproperty.com

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