

McConnell



028 90 205 900
mcconnellproperty.com

TO LET



Excellent Warehouse Unit of 16,235 sq ft

**Unit 7 Ravenhill Business Park
Ravenhill Road
Belfast
BT6 8AW**

- Located in established Ravenhill Business Park just outside Belfast City Centre.
- 16,235 sq ft with dedicated front yard space.

Montgomery House,
29-31 Montgomery Street, Belfast, BT1 4NX

T: 028 90 205 900
E: info@mcconnellproperty.com

LOCATION

Belfast is the capital of Northern Ireland and the commercial centre for a population in the region of 500,000 persons. The City benefits from good communication links, both in terms of road and rail networks, therefore making it very accessible from all parts of the province and in specific to the following:

Belfast City Airport	2 Miles
Belfast International Airport	17 Miles
Belfast Port	2.5 Miles
Larne Port	23 Miles

DESCRIPTION

The property comprises a modern warehouse extending to approximately 16,235 sq ft, including 4,950 sq ft mezz floor. The building is of steel portal frame construction with part brick and part metal clad elevations beneath a pitched roof with translucent panels. There is a yard area to the front of the building.

Internally the building is arranged to provide a large warehouse together with ancillary accommodation. The ancillary accommodation to the front of the building is arranged over two levels and includes trade counter, offices, storage, staff facilities and WCs. The property benefits from a maximum eaves height of 8m and a minimum eaves height of 6m. There is a 6m roller shutter in place.

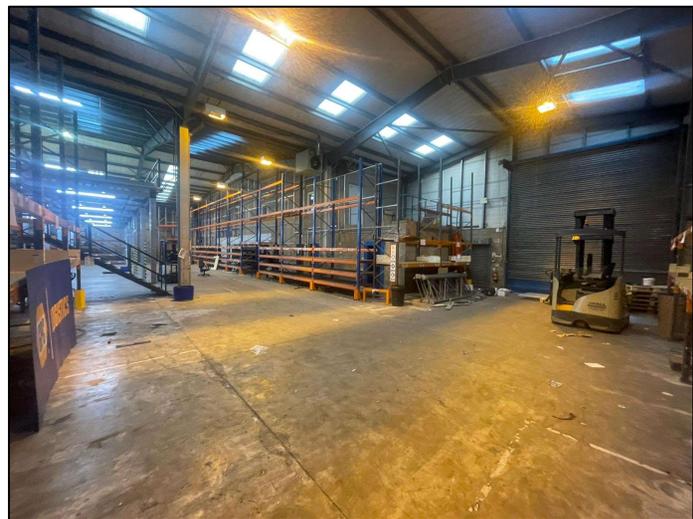
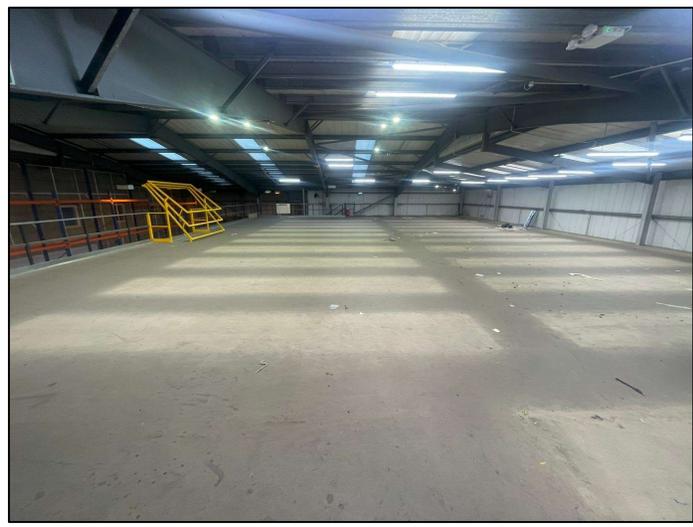
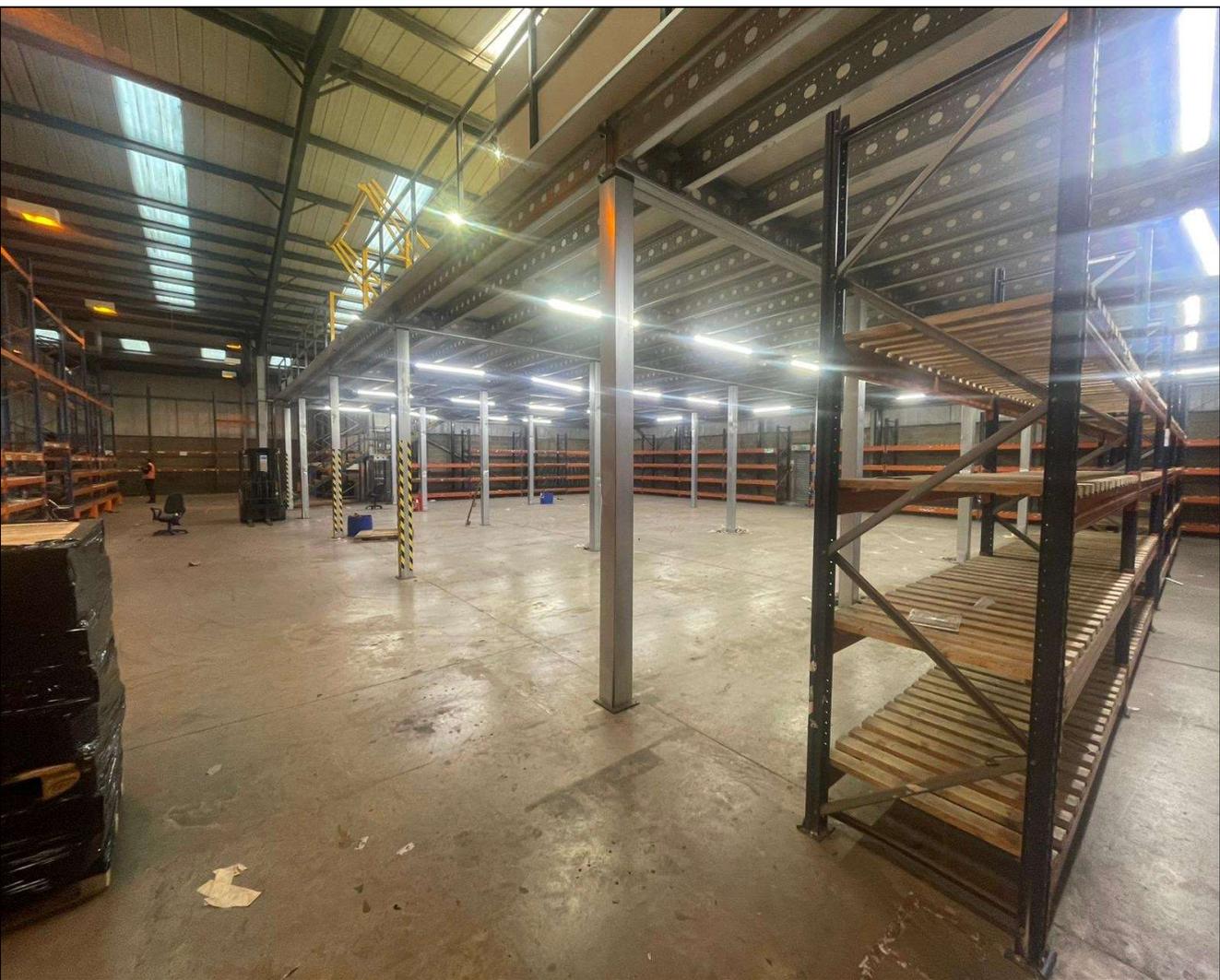
SPECIFICATION

- Steel frame warehouse with part block wall and profile metal cladding to elevations
- Pitched profile metal roof
- Concrete floors
- Roller shutter access door
- Fluorescent probe and strip lighting
- Fitted office, kitchen & WC facilities
- Yard to the front of the unit
- Generous eaves

ACCOMMODATION

	Sq Ft	Sq M
Ground Floor	c. 11,285	c. 1,048.41
Mezzanine Floor	c. 4,950	c. 459.80
Total GIA	c. 16,235	c. 1,508.21

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LEASE DETAILS

Term: Please contact agent for further details
Rent: Upon application
Repairs: Full repairing lease

INSURANCE

An incoming tenant will be responsible for reimbursing a fair proportion of the landlord's building insurance premium.

VAT

All prices and outgoings stated are exclusive of VAT, which will be chargeable.



RATES

We have been advised by Land & Property Services of the following:-

Net Annual Value: £27,200

Rate in £ 24/25: 0.599362

Rates payable, if applicable: £16,302.64

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

VAT

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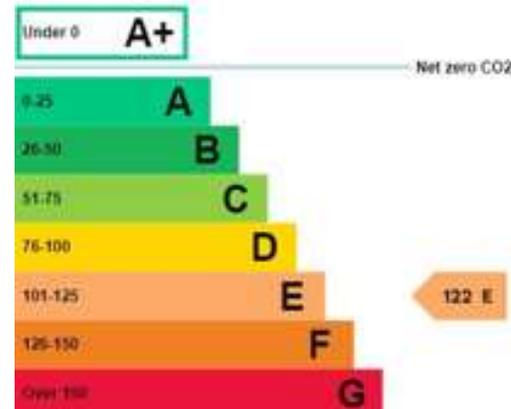
EPC

The unit has achieved an Energy Performance Certificate of 122E
Contact agent for copy of full certificates.

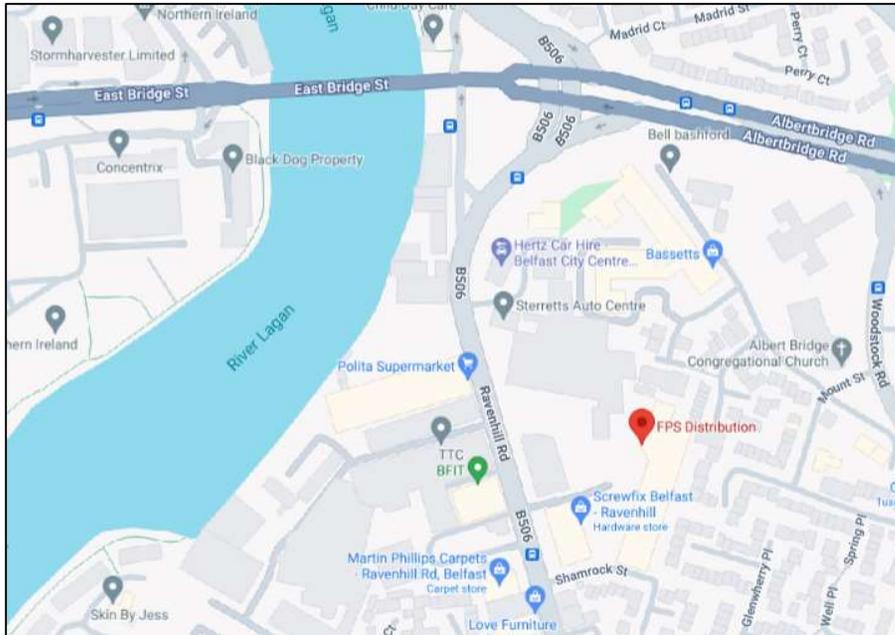


Energy rating and score

This property's energy rating is E.



LOCATION



Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 <http://www.legislation.gov.uk/uk/si/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McConnell Chartered Surveyors. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Disclaimer: McConnell Chartered Surveyors and its subsidiaries and their joint agents if any for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of McConnell Chartered Surveyors or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of McConnell Chartered Surveyors has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of McConnell Chartered Surveyors or its employees or agents, McConnell Chartered Surveyors will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by McConnell Chartered Surveyors. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and McConnell Chartered Surveyors shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.

VIEWING

For further information or to arrange a viewing, please contact:



Contact: Greg Henry / Ross Molloy
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