

# McConnell



**028 90 205 900**  
**mcconnellproperty.com**

**TO LET**



**Excellent Warehouse Unit**  
**8,145 sq ft (756.7 sq m)**

**Unit 2**  
**96 Beechill Road**  
**Belfast**  
**BT8 7QN**

- Modern industrial/warehouse unit in a popular business park setting.
- Excellent parking and loading areas
- Secure Site with gated access
- Located 3 miles to the South of Belfast City Centre

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

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

## LOCATION

The property is located approximately 3 miles South of Belfast City Centre off Newtownbreda Road and the A55 Outer Ring Road which affords easy access to the M1 (South) and the City Airport and Bangor (East).

The property is located in an area of mixed uses with commercial offices and warehousing within close proximity and the Tesco Store at Newtownbreda closeby.

Access onto the main Saintfield Road is also easily attainable via the Beechill Road.

## DESCRIPTION

The property comprises a modern warehouse extending to approximately 8,145 sq ft, including 2,050 sq ft mezzanine floor. The building is of steel portal frame construction with part block and part metal clad elevations beneath a pitched roof with translucent panels. The warehouse benefits from gas fired space heaters. There is a yard / loading area to the front of the building.

Internally the building is arranged to provide a large warehouse together with ancillary trade counter / showroom and mezzanine storage accommodation, storage, staff facilities and WCs. The property benefits from an internal eaves height of 6.3m.

## 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 tube and strip lighting
- Showroom, kitchen & WC facilities
- Yard to the front of the unit
- Generous eaves

## ACCOMMODATION

Accommodation	Sq Ft	Sq M
Ground Floor Showroom	520	48.2
Warehouse / Store	5,575	518.1
Mezzanine offices and store	2,050	190.4
<b>Total Internal Area</b>	<b>8,145</b>	<b>c. 756.7</b>

## LEASE DETAILS

- Term: Negotiable.
- Rent: £42,000 per annum + VAT.
- Repairs: Effectively a Full repairing and Insuring lease.
- Insurance: Tenant responsible for refund of a fair proportion of the Landlord's building insurance premium.
- Service Charge: A service charge will be levied to cover a fair proportion of the cost of external repairs and maintenance, security and upkeep of the common areas. Currently estimated at £5,400 + VAT per annum for 2024.

## RATES

The tenant will be responsible for payment of rates, and we further understand that the rating assessment is to be split. New rating details to be provided upon split.

## VAT

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

## EPC

The unit has achieved an Energy Performance Certificate of 61C.

Contact agent for copy of full certificates.

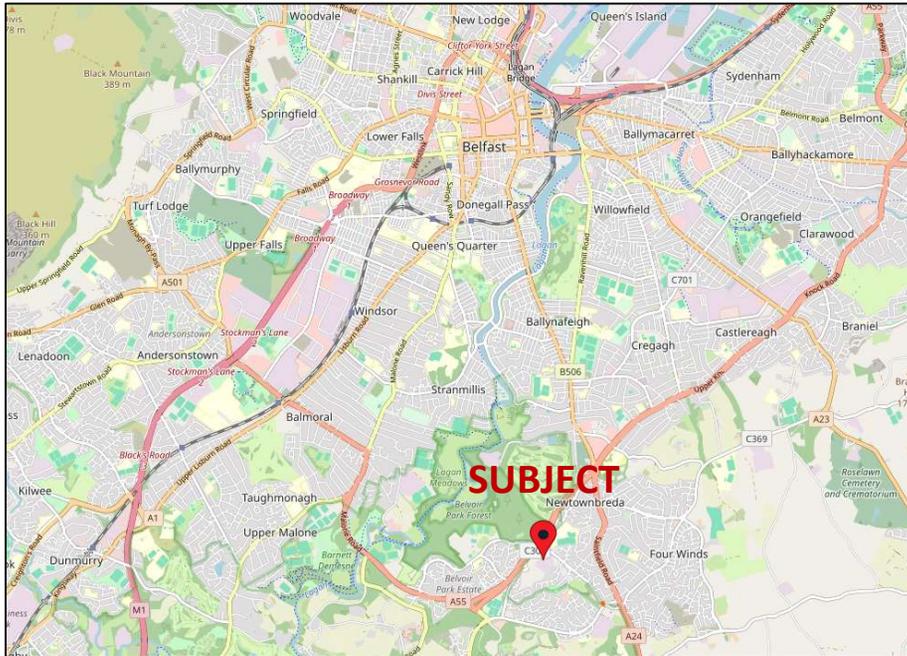


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## LOCATION



**SUBJECT**

### 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/uksi/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.

## VIEWING

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

**McConnell**



**Contact:** Frazer Hood/ Ross Molloy

**Tel:** 07753 817003 / 07443 085690

**Email:** [frazer.hood@mcconnellproperty.com](mailto:frazer.hood@mcconnellproperty.com) /  
[ross.molloy@mcconnellproperty.com](mailto:ross.molloy@mcconnellproperty.com)

**Or Our Joint Agent**



**Contact:** Ian McCullagh

**Tel:** 028 9040 3740

**Email:** [post@ianmccullagh.com](mailto:post@ianmccullagh.com)

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