

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

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
Total Internal Area	8,145	c. 756.7

LEASE DETAILS

- Term: Negotiable.
- Rent: £37,500 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.

RATES

Please contact the agents for further details on the rates for the property.

VAT

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

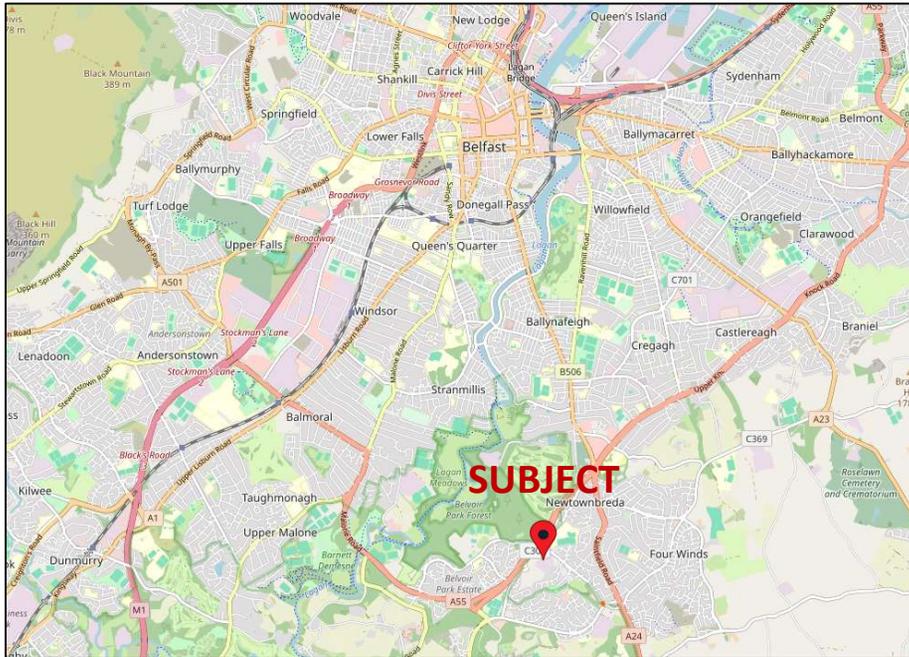
EPC

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

Contact agent for copy of full certificates.



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/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 Property. 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 Property 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 Property 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 Property 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 Property or its employees or agents, McConnell Property 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 Property. (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 Property 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:

McConnell |  Alliance Partner

Contact: Frazer Hood / Ross Molloy

Tel: 07753 817003 / 07443 085690

Email: frazer.hood@mcconnellproperty.com /
ross.molloy@mcconnellproperty.com

Or Our Joint Agent



Contact: Ian McCullagh

Tel: 028 9040 3740

Email: post@ianmccullagh.com