

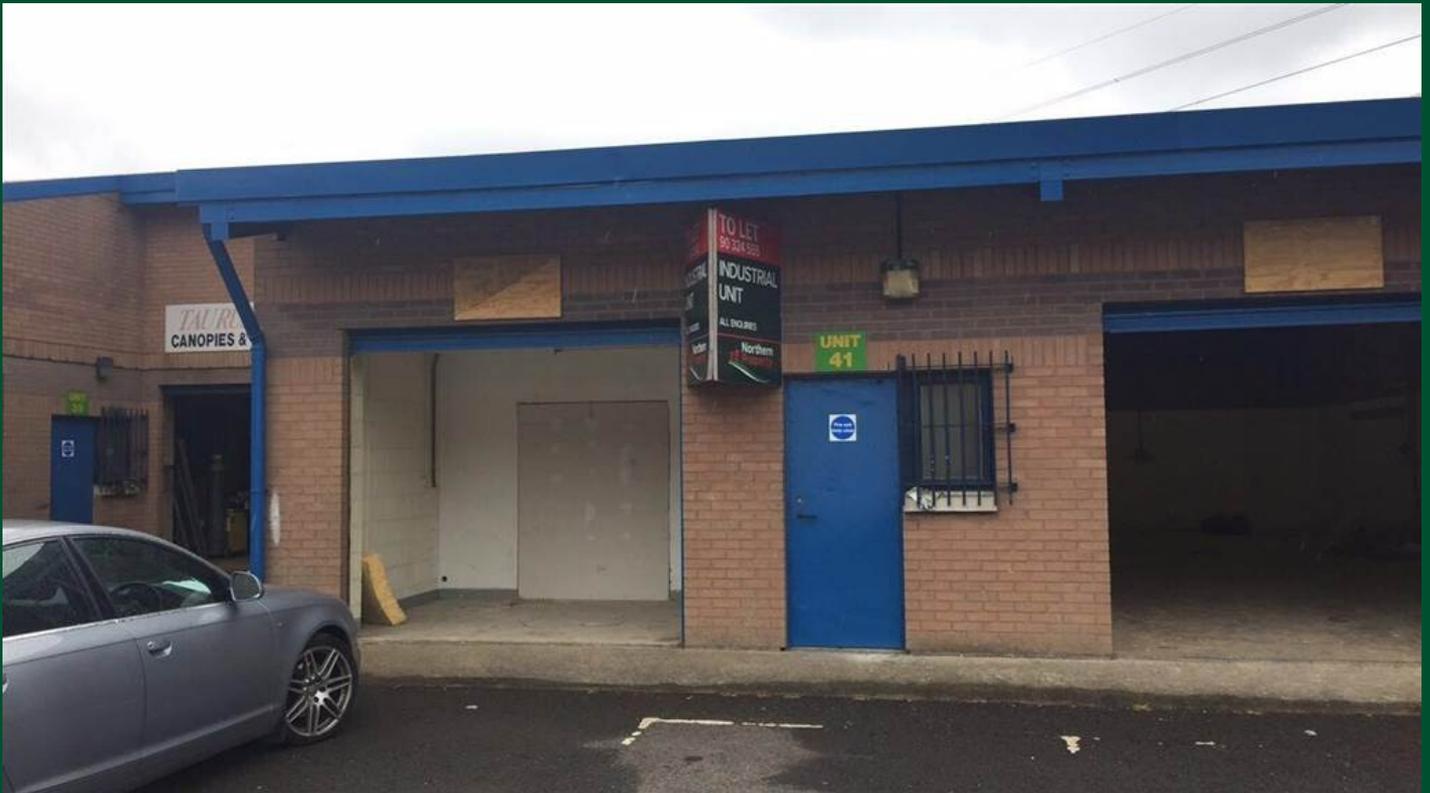
# Northern Property

Estate Agents & Property Consultants

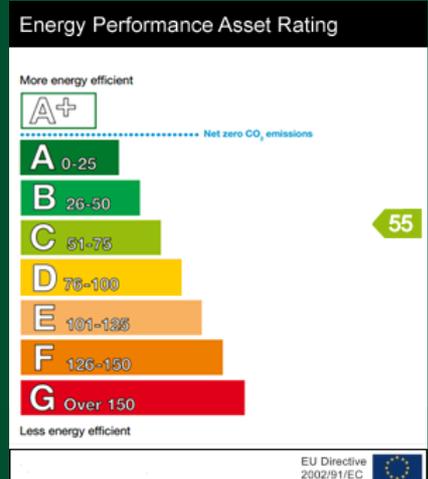


Unit 41, Glenwood Business Centre  
Springbank Place  
Belfast, BT17 0YU

Per Year  
**£4,350**



- Ground Floor Warehouse Unit
- Rates TBC
- Circa. 1000 Sqft
- EPC Rating C55 (9160-3087-0114-0500-4101)



Telephone: 02890 313 133  
Email: office@northernproperty.com



# Description

## LOCATION

Glenwood Business Park is situated within Springbank Industrial Estate. The property is situated just off Pembroke Loop Road, in close proximity to the M1 motorway and approximately 5 miles from the city centre. The area also benefits from excellent public transport connections.

## DESCRIPTION

The premises comprises of a ground floor warehouse space, ideal for a small to medium business. The unit is finished with concrete flooring, enclosed with masonry walls offering office space as well as workshop/storgae space. The unit is circa 1,000 Sqft



The location is monitored by 24 hour CCTV that is linked to ESS and externally monitored between 6 pm to 6am. The site can be accessed 24/7, through the on site security guard for the main entrance and tenant swipe card access to industrial estate.



The potential tenants can also avail of the onsite communal facilities offered; these include, hiring an excellent modern training and conference room as well as a large computer suite.

Overall this is an ideal opportunity for businesses to benefit from all the possible services an industrial estate has to offer with the advantage of 24/7 security and helpful onsite vendors.

**RENTAL PRICE** - We have been instructed to seek rent of £4,350 Per Annum plus VAT (£362.50 Per Month plus VAT)

**RATES** - Rates TBC

**FURTHER INFORMATION**

For access, further information and/or



register your interest, please contact:  
Carla Rafferty - 028 90 324 555 -  
[carla@northernproperty.com](mailto:carla@northernproperty.com)



VIEWING IS STRICTLY BY APPOINTMENT WITH OUR OFFICE



Sales - Lettings - Management - Commercial

Headquarters  
263 Falls Road  
Gaeltacht Quarter  
Belfast, BT12 6FB

T: 90 324 555

Commercial & Investments  
721a Lisburn Road  
Belfast  
BT9 7GU

T: 90 31 31 33

New York  
167 Madison Av  
Suite 505  
New York, NY 10016

T: 001 646 968 0559

✉ [sales@northernproperty.com](mailto:sales@northernproperty.com)  
 f [@northernpropertyestateagents](https://www.facebook.com/northernpropertyestateagents)  
 t [@propertyni](https://twitter.com/propertyni)  
 i [@northernproperty](https://www.instagram.com/northernproperty)

**CALL US**  
**028 90 324 555**



Proud sponsors of  
Antrim GAA & LGFA

Northern Property for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) these particulars are set out as a general guideline only, for the guidance of intending purchasers or lessees and do not constitute, nor constitute any part of an offer or contract; (2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves in inspection or otherwise, as to the correctness of each of them; (3) No person in the employment of Northern Property has any authority to make or give representation or warranty whatever in relation to this property.

**Customer Due Diligence:**

As a business carrying out estate agency work we are required to verify the identity of both the vendor and 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 agreement with Northern 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.