



OKT
O'CONNOR KENNEDY TURTLE

FOR SALE Warehouse / Storage Accommodation

**Unit 8 Dargan Industrial Estate, Dargan Crescent,
Belfast BT3 9JP**

LOCATION / DESCRIPTION

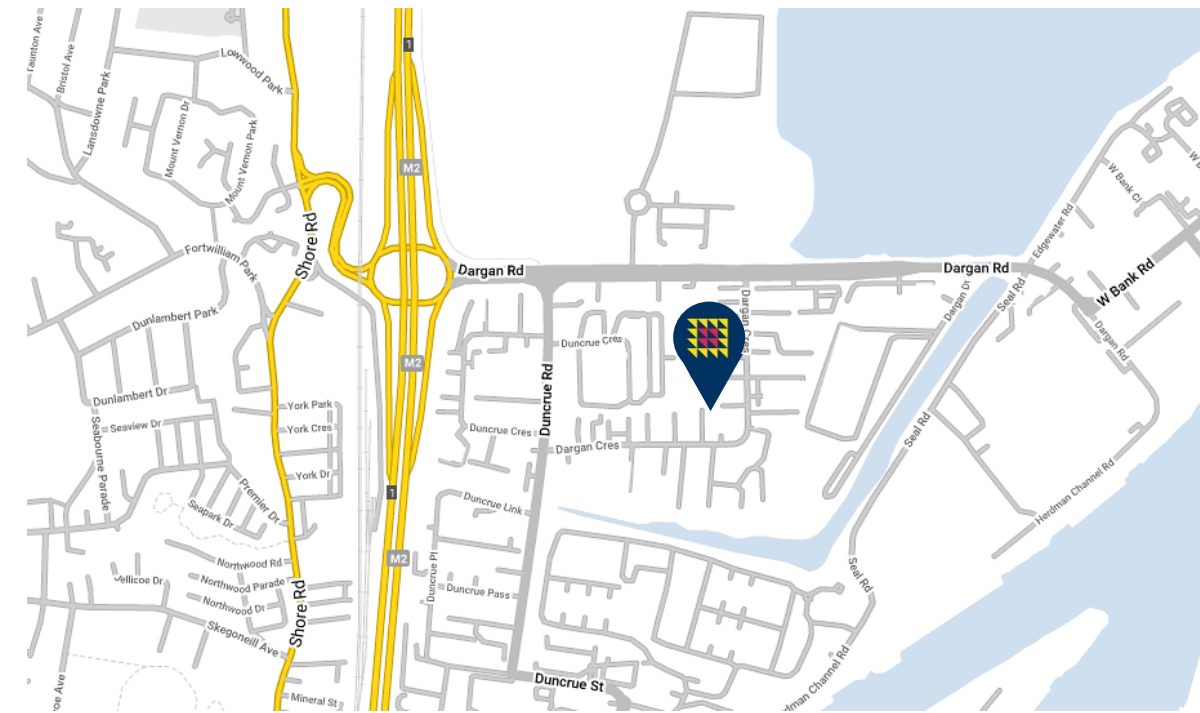
The subject is located in Dargan Industrial Estate in close proximity to Dargan Road within Belfast's North Foreshore area.

The area is renowned as one of Belfast's premier warehouse and industrial locations. The unit is in close in proximity to Belfast City Centre / City Airport, and Belfast Port with Fortwilliam roundabout providing access to the main motorway networks and the rest of the province.

The subject property is of steel portal frame construction and comprises ground floor storage to include 2 No. private offices and removable mezzanine stores to include kitchen, WC and office. The property has been fitted to include carpeted flooring and strip fluorescent lighting.

The property has a pedestrian access with the roller shutter access having a glazed frontage with additional pedestrian access, which could be removed to provide full vehicular access should the mezzanine not be required by the purchaser.

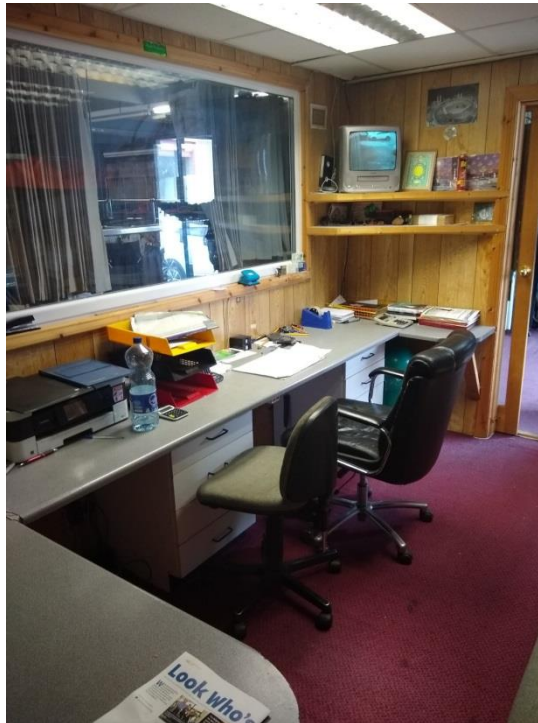
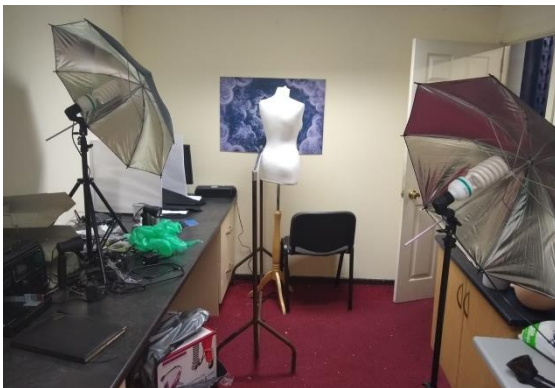
Neighbouring occupiers include Motion Control Systems, Dowds Kitchen & Bedrooms, KBS and J.H.C Hardware Ltd.



ACCOMMODATION

DESCRIPTION	AREA sq m	AREA sq ft
Ground Floor Stores to include 2 No. offices	c. 190 sq m	c. 2,048 sq ft
Mezzanine Stores to include office, kitchen & WC (additional low height storage of c. 1,500 sq ft above)	c. 190 sq m	c. 2,048 sq ft
TOTAL	c. 380 sq m	c. 4,096 sq ft





More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

95 This is how energy efficient the building is.

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 5 years from when you cease to have a contractual relationship with OKT. 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.

SALES DETAILS

PRICE: Offers around £75,000
TITLE: Long leasehold subject to current ground rent of £2,039 per annum.
ESTATE SERVICE CHARGE: Currently £690 per annum

NAV

£8,550.00. The commercial rate in the pound for 2020 / 2021 is £0.538166.

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

FURTHER DETAILS



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Our Ref: IMCC/JP/8638

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.