



TO LET

Refurbished Own Door Business / Office / Showroom Unit of c. 1,870 sq ft
'Nella House', 96 Dargan Crescent, Belfast BT3 9JP

LOCATION & DESCRIPTION

The Park occupies a highly prominent location on Dargan Crescent, close to its junction with Dargan Road within the Duncrue Industrial Estate. It is located c. 2 miles north of Belfast City Centre just off the M2 Motorway, with access from the Fortwilliam roundabout. The Duncrue / Dargan area comprises a mixture of showrooms, warehouses, business units and offices

The Park comprises 6 No. own door business / office / showroom units constructed in the centre of a c. 0.5 acre secure site with 2 No. accesses and the Park benefits from 18 No. communal car parking spaces and ample circulation space.

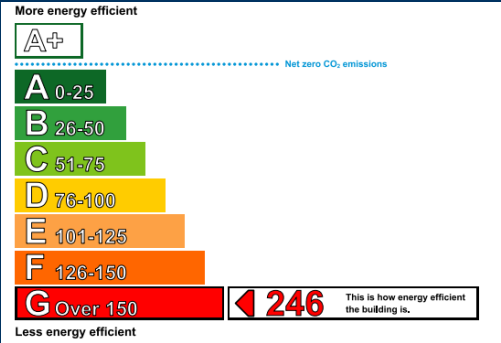
The accommodation is arranged over ground and first floor level and is fitted to include painted / plastered walls, suspended ceilings with recessed LED lighting, Male and Female WCs and electric roller shutter.

Other occupiers in the Park include SCC (Specialist Computer Centre) and Home Design Group with nearby occupiers including Bathshack, AJ Stuart & Co, McCaig Collim, HVAC Supplies, Belfast Containers and Home Design Group.

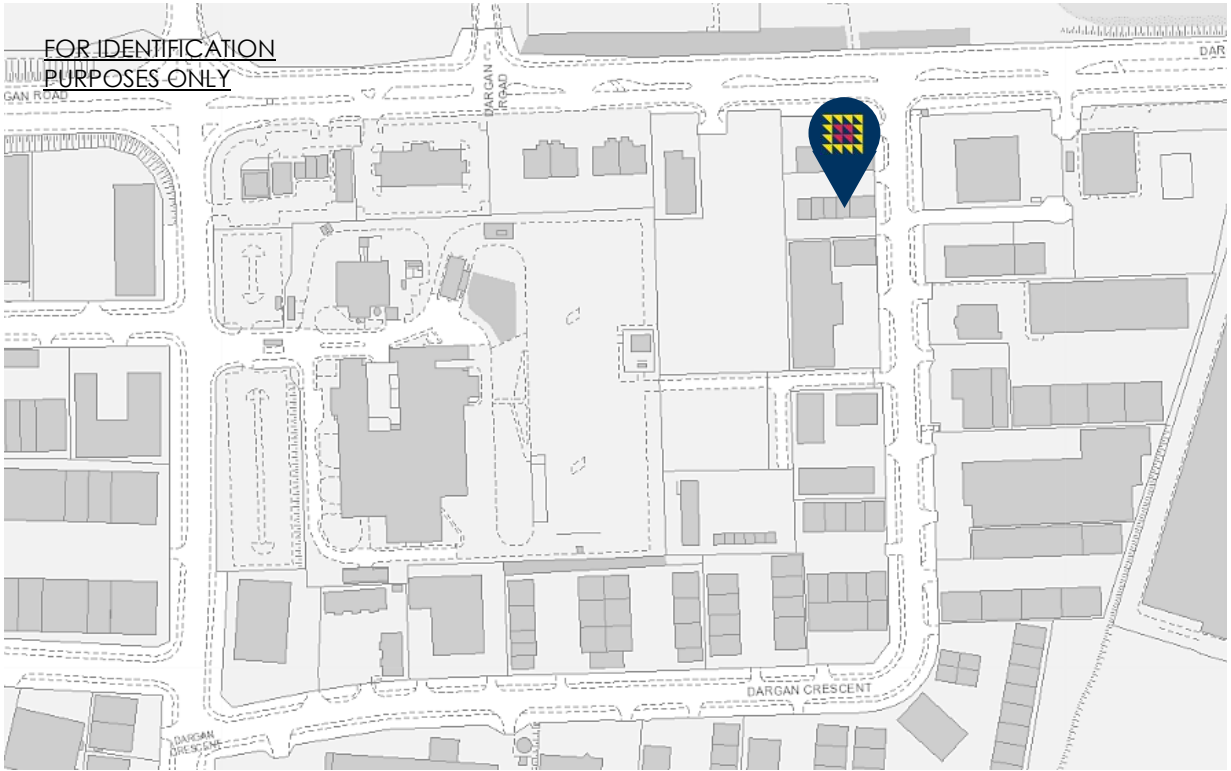


ACCOMMODATION

DESCRIPTION	AREA SQ M	AREA SQ FT
UNIT 2	C. 174 SQ M	C. 1,870 SQ FT



EPC DETAILS





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 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.

LEASE DETAILS

TERM:	Negotiable.
RENTAL:	£11,000 per annum
REPAIRS/INSURANCE:	Tenants are responsible for internal and external repairs by way of a service charge. Tenants will be responsible for reimbursing the Landlord with the cost of the insurance premium for the unit.
SERVICE CHARGE:	A service charge will be levied to cover the cost of maintaining the common areas and exterior of the property etc. Estimated at c. £0.50 per sq ft.
VAT:	All prices, outgoings etc are exclusive of, but are subject to VAT.

N.A.V.

To be re-assessed. The commercial rate in the pound for 2020 / 2021 is £0.538166.

VIEWING / FURTHER DETAILS



OKT
O'CONNOR KENNEDY TURTLE

O'Connor Kennedy Turtle
22 Adelaide Street
Belfast
BT2 8GD
T +44 (0)28 9024 8181
E belfast@okt.co.uk

CONTACT: MARK PATTERSON | mark.patterson@okt.co.uk
JAMES CHRISTIE | james.christie@okt.co.uk

Ref | 763J

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.