



OKT
O'CONNOR KENNEDY TURTLE

TO LET Prominent Industrial, Showroom / Office and Leisure Accommodation
Balmoral Link, Boucher Road, Belfast

LOCATION / DESCRIPTION

Boucher Road is one of Northern Ireland's premier trade counter and retail warehousing destinations and a popular warehouse, office and food / beverage location situated c. 2½ miles south west of Belfast City Centre and benefitting from ease of access to the M1 Motorway via the Broadway and Stockman's Lane Roundabouts and the M2 via A12 Westlink.

The subject occupies a prominent corner site on the junction of Balmoral Road and Balmoral Link, just off Boucher Road in close proximity to the Adelaide / Balmoral railway halts.

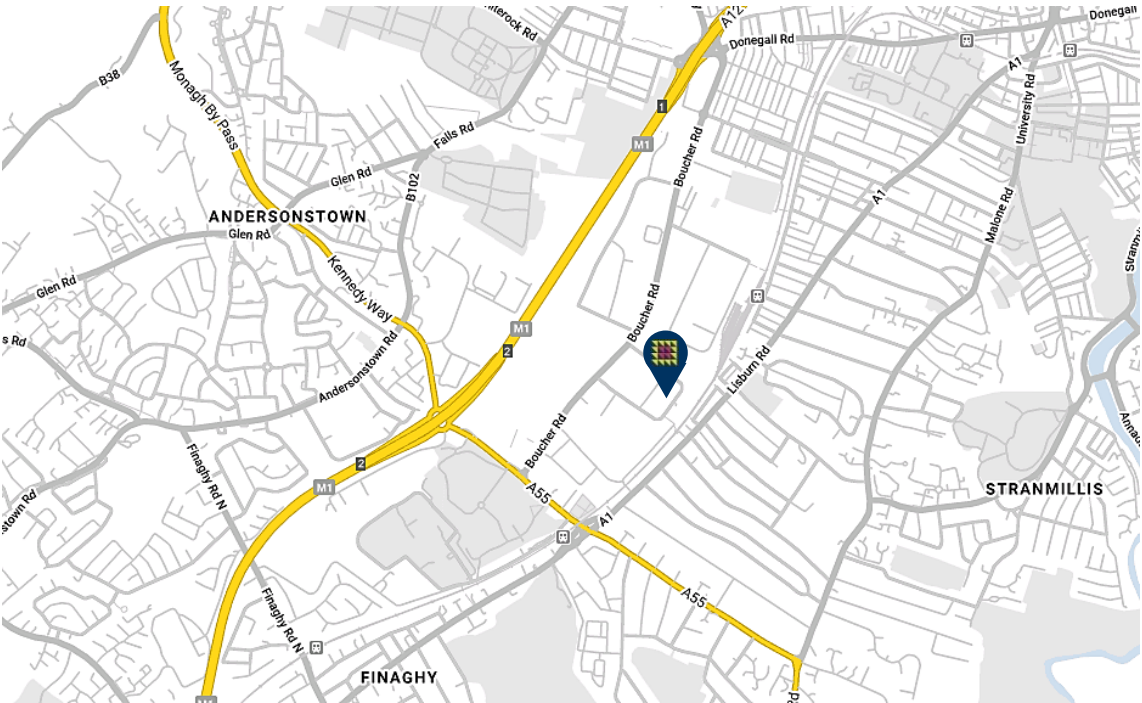
The property comprises warehouse / industrial accommodation which is of steel portal frame construction with part block work part clad elevations and a pitched clad roof with single storey office / showroom block fronting onto the car park which can be let in its entirety or individual units

Internally the warehouse is fitted to include screed concrete floors, high bay LED / halogen lighting, 3 phase electricity and roller shutter access doors.

The office /showroom space is finished to provide painted / plastered walls, suspended ceilings, recessed strip fluorescent lighting, wood laminate floor coverings, kitchenette and WC facilities.

Neighbouring occupiers include Haldane Fisher, Mac Blair, SIG Ireland, Frederick Jones, Belfast MOT Test Centre and UNO Modern Living.

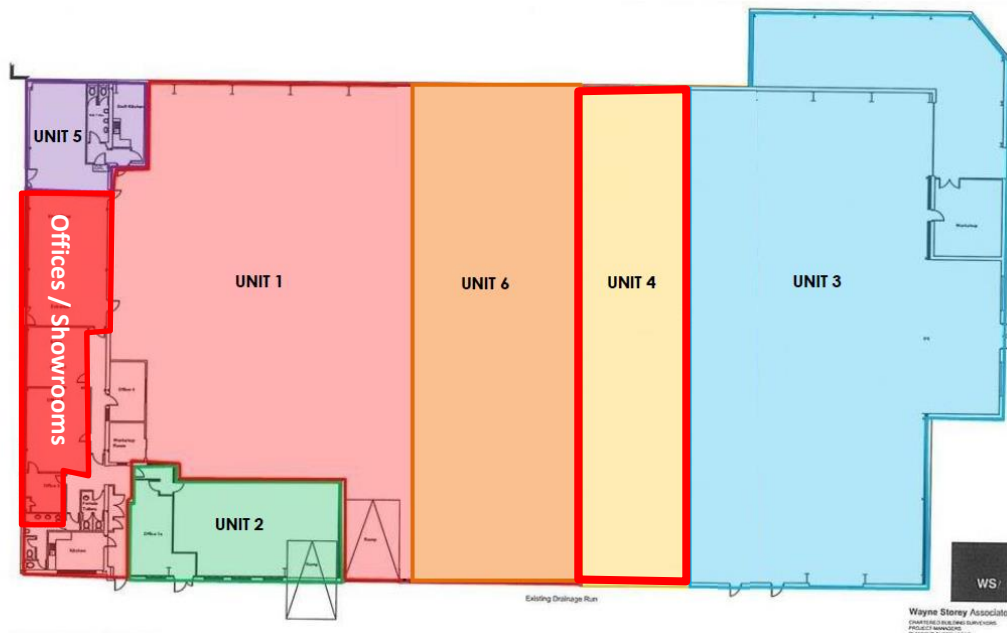
The properties would be suitable for a wide variety of uses to include industrial, showroom, office, retail warehousing and leisure subject to any necessary planning / statutory consents.



ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Unit 1 Warehouse / Storage (To include trade counter, 4 no. private offices, kitchen, male and female toilets)	LET	
Unit 4 Warehouse / Storage	c. 339 sq m	3,650 sq ft
Office / Showrooms		
Office / Showroom 1	c. 8 sq m	89 sq ft
Office / Showroom 2	c. 34 sq m	367 sq ft
Office / Showroom 3	c. 21 sq m	231 sq ft
Office / Showroom 4	c. 56 sq m	612 sq ft



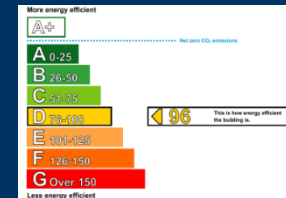
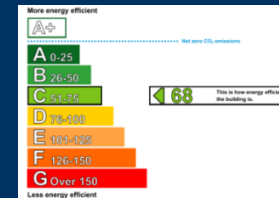


LEASE DETAILS

TERM / RENT REVIEW:	Negotiable subject to 5 yearly rent reviews	
RENTAL:	Unit 1:	LET
	Unit 4:	£6.50 per sq ft
	Offices / Showrooms:	£8.00 per sq ft
REPAIRS / INSURANCE:	Tenant liable for all internal repairs and a fair proportion of any necessary external repairs along with a reasonable contribution to the buildings insurance premium.	
SERVICE CHARGE:	Payable quarterly arrears for any necessary external repairs.	
GROUND RENT:	Included in the rent.	
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT	

NAV

To be assessed.



EPC DETAILS

FURTHER DETAILS



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Our Ref: IMcC/EC/8228

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