



**TO LET** New build warehouse extending to c. 675 sq m (7,264 sq ft)  
**1 Milewater Road, Belfast BT3 9BG**



# LOCATION / DESCRIPTION

The subject is located on Milewater Road off Duncrue Street and Northern Road within the North Foreshore area, one of Belfast's most sought after logistics and industrial locations.

The property benefits from excellent road links to the M2 motorway via Dargan Road and the Fortwilliam interchange providing ease of access to the rest of the province and is within close proximity to the Port's major ro-ro and container terminals, with the harbour handling 70% of Northern Ireland's seaborne trade each year.

The property comprises a new build warehouse of steel portal frame construction on a self contained site and is finished to a high specification to include the following:

# SPECIFICATION

- Eaves height – 22 ft
- Access via 2 No. 6mx6m electric roller shutter doors
- Reinforced 250mm concrete slab floor and yard
- Part precast panelling part double skin insulated cladded elevations
- Pitched cladded roof with translucent roof panels
- Low energy LED lighting
- Boundary wall to be replaced with palisade fencing

# ACCOMMODATION

DESCRIPTION	SQ M	SQ FT
WAREHOUSE	c. 675 sq m	c. 7,264 sq ft
TOTAL SITE AREA	0.6 acres	0.24 ha

# LEASE DETAILS

TERM / RENT REVIEW:	Available on a 9 month lease
RENTAL:	£37,000 per annum exclusive
REPAIRS / INSURANCE:	Full Repairing and Insuring terms



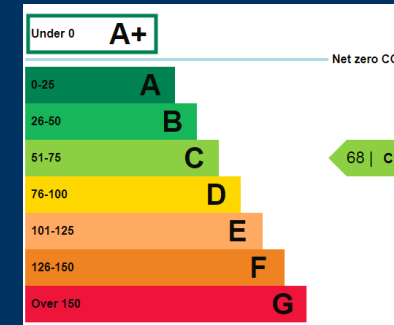


## Customer Due Diligence

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/ukxi/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.



## EPC DETAILS

From our review of the Land and Property Service online website, the NAV for the subject property is £28,100. The commercial rate in the pound for 2010 / 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



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

CONTACT: MARK JOHNSTON | [mark.johnston@okt.co.uk](mailto:mark.johnston@okt.co.uk)  
ROSS SWEENEY | [ross.sweeney@okt.co.uk](mailto:ross.sweeney@okt.co.uk)

Our Ref: RS/JP/8174

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.