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TO LET

Unit 24B, Owen O'Cork Mill, 288 Beersbridge Road, Belfast, BT5 5DX

Modern Warehouse / Storage Unit Extending to c. 280 sq m (c. 3,013 sq ft)

LOCATION

Belfast is Northern Ireland's capital city and largest urban settlement, having a population of c. 670,000 within its Metropolitan area. The city is located approximately 103 miles north of Dublin and 75 miles southeast of Londonderry.

The subject property is located within Owen O'Cork Mill which is a popular industrial complex. The Mill is situated in an extremely accessible location on the Beersbridge Road in East Belfast, c. 2 miles from the City Centre and just off the Newtownards Road which is one of Belfast's main arterial routes.

Other occupiers in the complex include Bloomfield Auctions, Desk Warehouse, Specialised Fire & Security, The Building Box Gym and RPM Auto Centre.

DESCRIPTION

The subject comprises a modern light industrial unit of steel portal frame construction, laid out to provide an open warehouse with a store / office, WC and first floor mezzanine. The warehouse benefits from three phase power supply and electric roller shutter door access, with a minimum eaves height of 5.1m and a maximum eaves height of 5.7m.

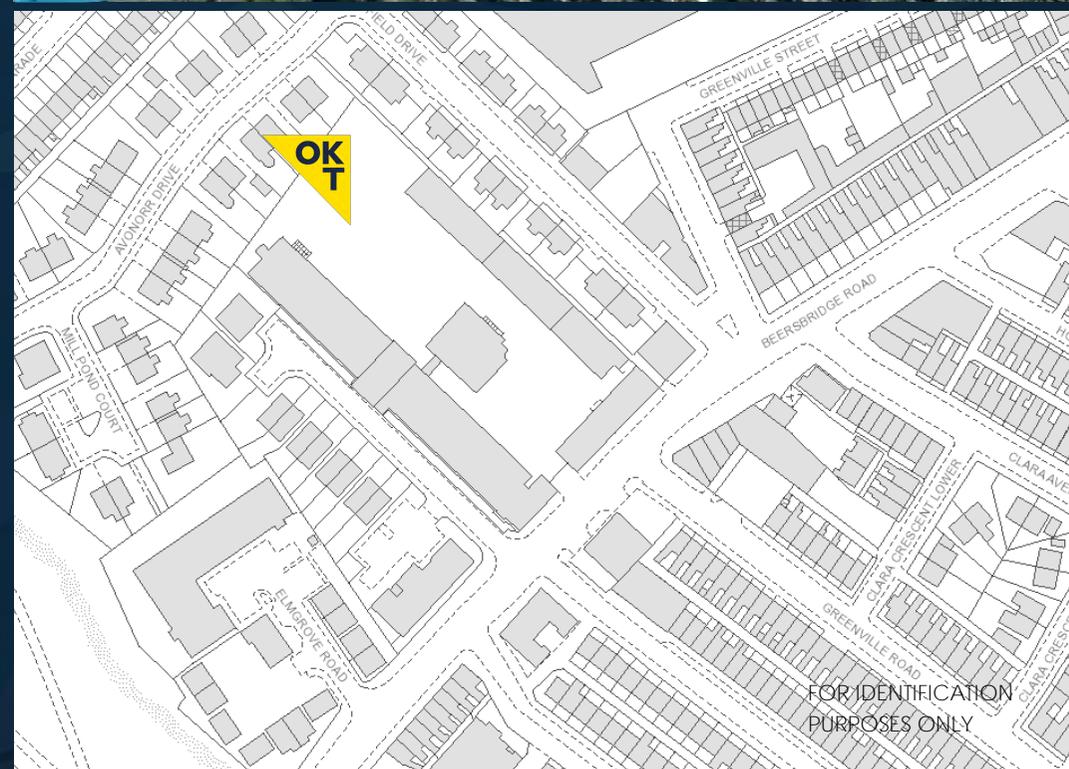
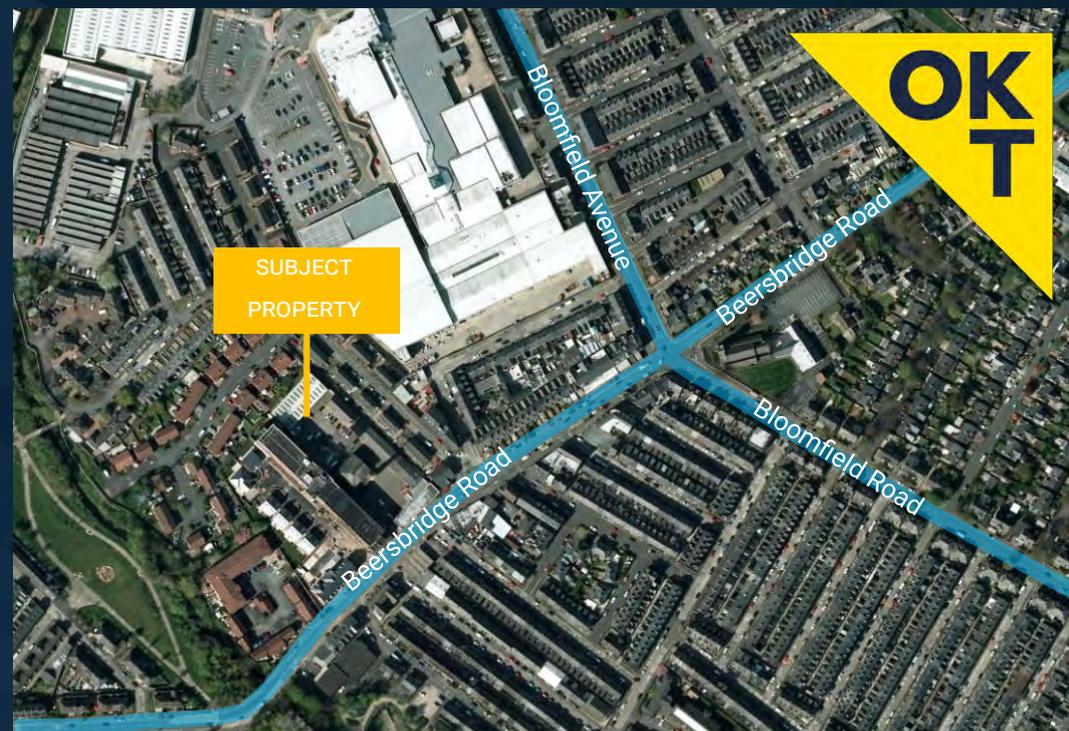
ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Warehouse (including store / office & WC)	c. 192 sq m	2,067 sq ft
Mezzanine	c. 88 sq m	943 sq ft
TOTAL ACCOMMODATION	c. 280 sq m	3,013 sq ft

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.

REF: OWEN24B



LEASE DETAILS

RENT: £14,000 per annum
TERM: Negotiable
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £8,400

Estimated rates payable in accordance with LPS
Website: £4,806.66

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

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O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they 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.