



FOR SALE / TO LET

Prominent warehousing and refurbished offices in self contained c. 2.3 acre site with planning consent for development of 28 No. own door office units totalling c. 70,000 sq ft

6 Prince Regent Rd, Castlereagh, Belfast BT5 6QR



OKT
O'CONNOR KENNEDY TURTLE



LOCATION

- Prominent location off the Castlereagh Road within Castlereagh Industrial Estate in East Belfast.
- Easily accessible to the City Centre, Belfast Docks, George Best City Airport and the M1 / M2 due to its close proximity to the Outer Ring Road (A55).
- Good public transport links with Metro bus stops only a few minutes walk away on the Castlereagh Road (one of East Belfast's primary arterial routes) and abundant free staff parking available along the nearby Montgomery Road.
- Suitable for storage, distribution, leisure and recently used for film and tv productions.

5
MINS

DRIVE FROM CITY CENTRE

15
MINS

DRIVE FROM CITY AIRPORT

15
MINS

DRIVE FROM M2 MOTORWAY

15
MINS

DRIVE FROM SYDENHAM BYPASS



DESCRIPTION

- The main high bay warehouse is of portal steel frame construction with a smooth screed concrete floor with translucent panels providing excellent natural light. It enjoys an eaves height of c. 27ft and excellent circulation / marshalling areas and is accessed via a covered loading bay serviced by 3 roller shutters on one side with an additional loading bay serviced by one roller shutter on the other side.
- The refurbished office block to the front provides accommodation over ground and first floors (with stores on the second floor) and is fitted to include carpeted flooring, painted and plastered walls, suspended ceilings with recessed lighting, new double glazed windows, oil fired heating, kitchen and WC facilities.
- The two external stores have smooth screed concrete floors, suspended lighting and are accessed via roller shutters.
- The property also benefits from a live planning consent for 28 No. own door offices in 7 No. pavilions (Planning Ref: Y/2009/0058/F) providing an opportunity to create an office park similar to the very popular and successful Castlereagh Business Park which adjoins the site with estimated rental and capital values of c. £12 per sq ft and c. £130 per sq ft respectively.
- Well known adjoining occupiers in the area include BOC Gas, Royal Mail, AAH Pharmaceuticals, Brow Packaging, Charles Hurst Motorcycles, Euro car Parks, Fyfes and NIAVAC.

Sales Details

PRICE: Offers over £1,700,000
TITLE: Freehold

Lease Details

TERM: Negotiable
RENT: £135,000 per annum
REPAIRS: Full repairing lease
INSURANCE: Tenant to reimburse cost of buildings insurance premium

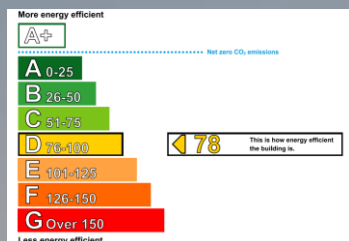
Rateable Value

We are advised by the Land and Property Service that the current NAV for the subject is £81,400. The commercial rate in the pound for 2016/2017 is £0.582601, therefore the current rates payable are £47,424 per annum

VAT

All prices, charges and rentals are quoted exclusive of VAT, which is payable.

EPC



ACCOMMODATION

c. 42,800 sq ft

GROUND FLOOR OFFICES	153 sq m	1,644 sq ft
FIRST FLOOR OFFICES	406 sq m	4,371 sq ft
SECOND FLOOR	79 sq m	853 sq ft
MAIN WAREHOUSE (eaves c. 27ft)	2,228 sq m	25,164 sq ft
LOADING BAY (eaves c. 18ft)	218 sq m	2,350 sq ft
EXTERNAL WAREHOUSE 1 (eaves c. 14ft)	225 sq m	2,418 sq ft
EXTERNAL WAREHOUSE 2 (eaves c. 11ft)	557 sq m	6,000 sq ft
TOTAL	3,9766 sq m	42,800 sq ft



VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with joint agents:



OKT
O'CONNOR KENNEDY TURTLE

Iain McCabe

T: 028 9024 8181 | E: iain.mccabe@okt.co.uk

Joint Agent: Lambert Smith Hampton

Ref: IMcC/JP/7726

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.