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TO LET

Unit 13B Owen O'Cork Mill, 288 Beersbridge Road, Belfast BT5 5DX

Workshop / Store Extending to c. 4,000 sq ft

LOCATION / DESCRIPTION

Owen O'Cork 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.

The mill dates to 1850 and benefits from shared car parking to the front and rear of the site.

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

The subject comprises ground floor workshop / storage accommodation with office, kitchen and WC. The unit has roller shutter door access and three phase electricity supply.

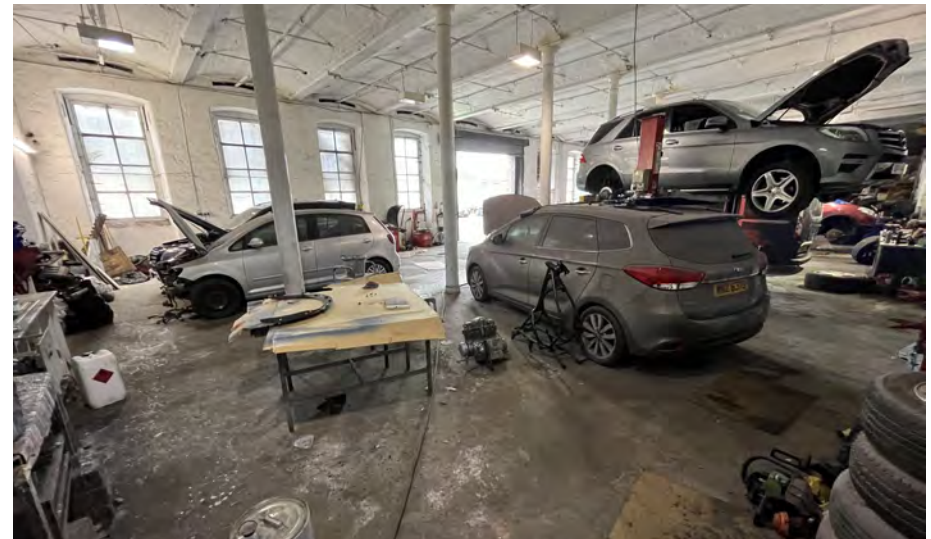
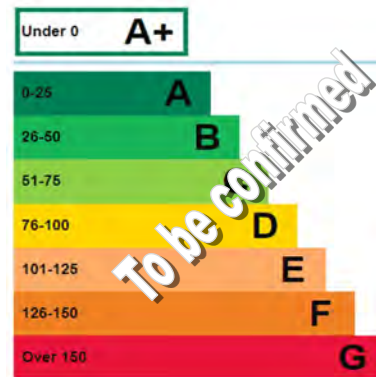
ACCOMMODATION

Description	Area sq m	Area sq ft
Workshop / Store (to include office, kitchen and WC)	372 sq m	4,000 sq ft

LEASE DETAILS

RENT:	£20,000 per annum
TERM:	Negotiable
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.
NAV:	£16,000. Estimated rates payable in accordance with LPS Website: £9,589.79

Please note that all perspective tenants / purchasers should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

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