



**Instinctive
Excellence
in Property.**

To Let

**Excellent Industrial/Warehouse Unit
5,600 sq ft (520.3 sq m)**

Unit 16
West Bank Business Park
2 West Bank Road
Belfast
BT3 9LJ

INDUSTRIAL/WAREHOUSE

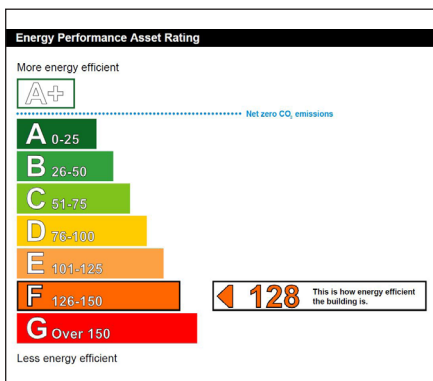


INDUSTRIAL/WAREHOUSE

Location Map



EPC



- Prominent warehouse unit
- Clear span warehouse space
- Communal yard and car parking
- Excellent access to Port of Belfast
- Close to M2 motorway/Belfast Port
- Flexible lease terms available

Location

The subject property is located on Dargan Road within the Northforeshore and a short distance from the M2 motorway, accessed via the Fortwilliam roundabout. Adjoining occupiers include Park Electric, Stenaline, D.F.D.S. Ltd, TR Shipping, Euro Cables and DHL.

Description

The property consists of warehousing accommodation finished to include part brick/part cladded elevation with an internal height of approximately 6.80 m.

The property benefits from an external communal yard with security lighting.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Unit 16 - Available July 2021	5,600	520.26

Rates

We have been advised by the Land and Property Services of the following for the property:

Net Annual Value: £17,600
Estimated Rates Payable: £9,472
Rate in the £ for 2020/2021: 0.538166

VAT

All prices quoted are exclusive of VAT.

Lease Details

Term: Negotiable
Rent: £4.25 per sq ft
Repairs: Effective FRI lease terms
Insurance: The tenant is responsible to reimburse the landlord with a fair proportion of the insurance premium.
Service Charge: A service charge will be levied to cover landlord's costs of upkeep/maintenance and management of the estate. Current passing service charge is £1,800 per annum plus VAT approx.

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CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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