



Instinctive
Excellence
in Property.

To Let

Excellent Industrial/Warehouse Unit With Ancillary Offices

5,290 SQ FT

26 Duncrue Road
Belfast
BT3 9BP

INDUSTRIAL/WAREHOUSE



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**INDUSTRIAL/
WAREHOUSE**

EPC



Location

Excellent warehouse unit located on Duncrue Road, off Dargan Road within the established and popular north foreshore area. It is one of the most desirable industrial locations in greater Belfast and is convenient to the Belfast Dock and the provinces motorway network. The subject unit suits a variety of uses including wholesale, distribution and storage.

Description

This modern warehouse unit is of steel portal frame construction with an external skin of brick and painted metal cladding. Internally the unit benefits from full height block work supporting a corrugated metal skin, painted roof with incorporated translucent panels. The property has the benefit of office accommodation, kitchen and WC's.

Access to the unit is gained either through the pedestrian door or the front roller shutter. To the front of the property there is an external concrete yard.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Code of Practice: -

| | |
|--------------|--------------------|
| Warehouse | : 4,069 sq ft |
| Office | : 1,221 sq ft |
| TOTAL | 5,290 sq ft |

Lease Details

| | |
|----------------|--|
| Term | : Negotiable. |
| Annual Rent | : £30,000 per annum. |
| Repairs | : Effective FRI Terms. |
| Insurance | : The tenant is responsible to reimburse the landlord with a fair proportion of insurance premium. |
| Ground Rent | : The landlord has included the ground rent within the annual rent. |
| Service Charge | : Estimated service charge at £0.50 per sq ft + VAT (subject to periodic review). |

Rateable Value

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

Net Annual Value (NAV) - £17,000.00

Rate in £ - £0.614135

Rates payable 2019/2020 - £10,902.95

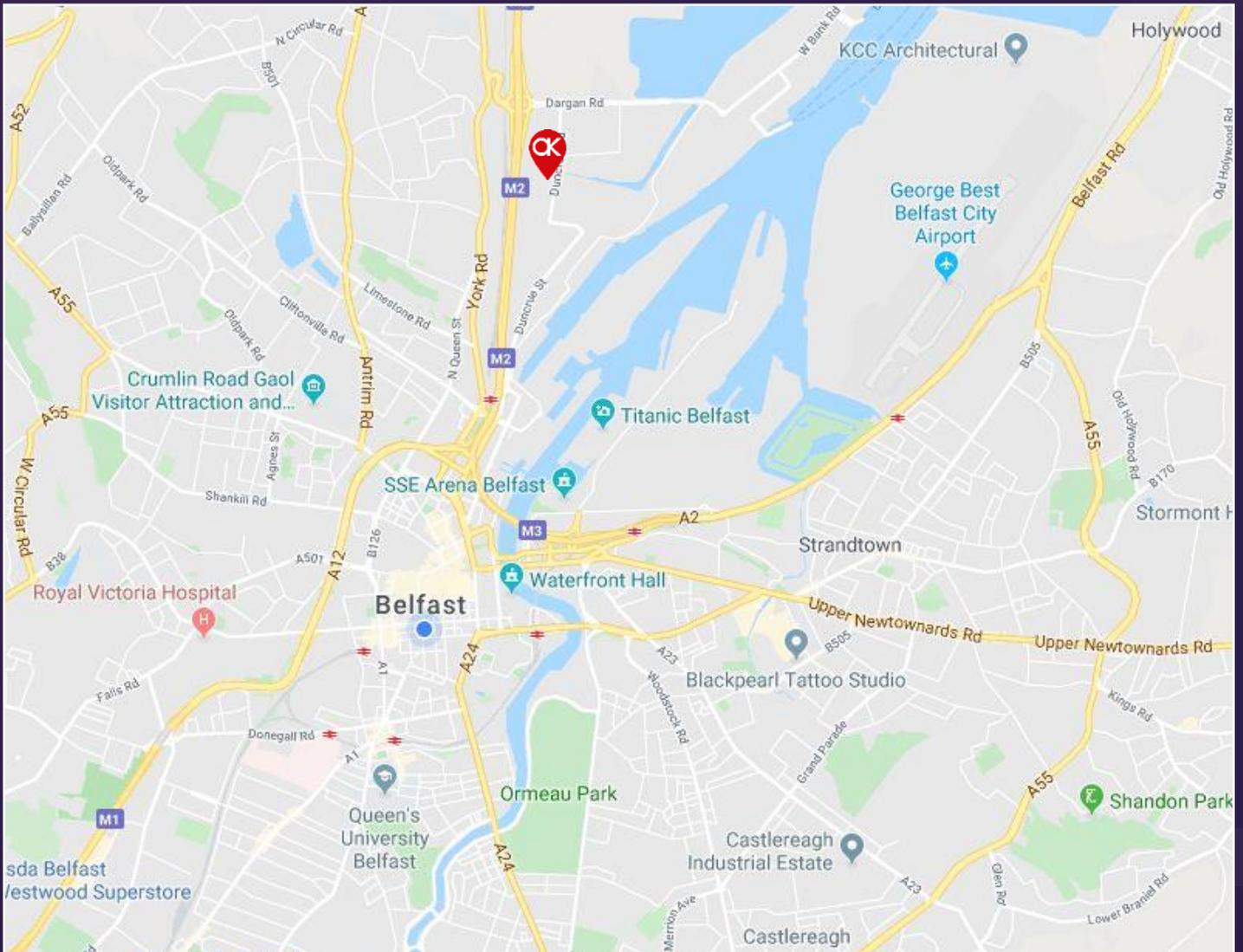
All figures are approximate and we would advise all interested parties to conduct their own enquiries.

VAT

All prices quoted are exclusive of but may be liable to VAT.



Location Maps



FOR INDICATIVE PURPOSES ONLY

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CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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