



**Instinctive
Excellence
in Property.**

To Let

**Excellent Industrial/Warehouse Unit
With Ancillary Relief**

9,667 sq ft (898 sq m)

80-82 Dargan Road
Belfast
BT3 9SU

WAREHOUSE



To Let

Modern Warehouse Units

80-82 Dargan Road
Belfast
BT3 9SU

WAREHOUSE

Location

Belfast has a population of approximately 280,000 people which represents 15.5% of the overall Northern Ireland (Census 2001).

The subject property is located on Dargan Road within the North foreshore and a short distance from the M2 Motorway, accessed via the Fortwilliam roundabout. Neighbouring occupiers include Park Electrical Services, Rico Logistics, DHL, Stenaline among others.

Description

The property comprises a STEEL portal frame with block and brick walls with an eaves height of 1.5m. The warehouse benefits from gas fired central heating, concrete floors and two roller shutters. In addition, there is office accommodation split over ground and first floor fronting onto Dargan Road.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, 6th Edition

Area : 9,667 sq ft 898 sq m

All areas being approximate.

Lease Details

Rent : £55,000 per annum exclusive.

Term : By negotiation.

Repairs/Insurance : Effective full repairing insuring lease terms.

Insurance : Tenant responsible to reimburse Landlord with fair proportion of insurance premium.

Service Charge : A service charge will be levied to cover Landlord's cost of upkeep/maintenance of the communal area and management of the Estate.

VAT

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

Rates

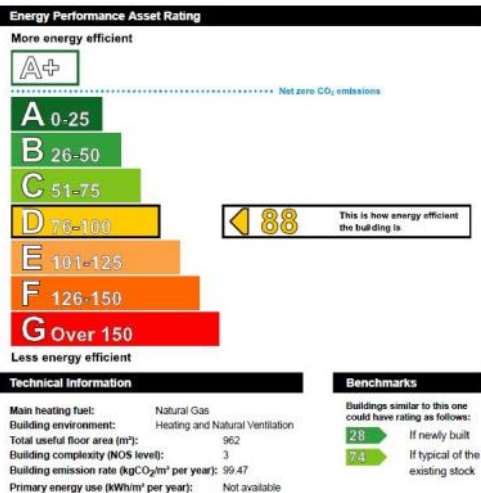
We have been advised by the Land and Property Services website of the following rating information:-

Net Annual Value (NAV) : £33,850

Non-Domestic Rate in the Pound 2020/2021 : £0.538166

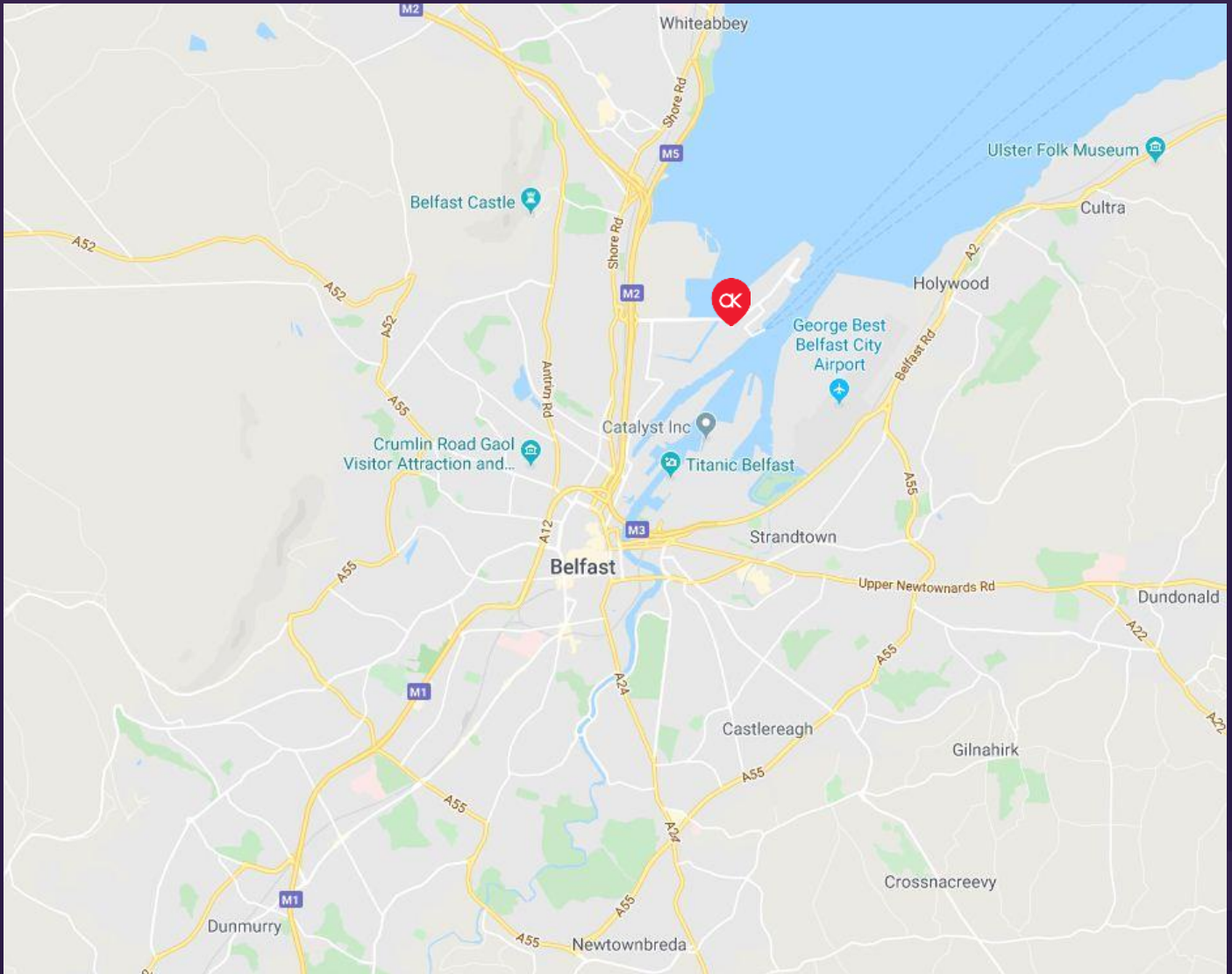
Estimated Rates Payable : £18,217

EPC





Location Map



FOR INDICATIVE PURPOSES ONLY

Osborne King

The Metro Building
6-9 Donegall Square South
Belfast
BT1 5JA

CHRIS SWEENEY

T: 028 9027 0032

M: 079 3142 2381

chris.sweeney@osborneking.com

T: 028 9027 0000

F: 028 9027 0011

E: property@osborneking.com



MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: The Metro Building, 6-9 Donegall Square South, Belfast, BT1 5JA. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract. Reproduced with the consent of Goad Cartographers Ltd, Old Hatfield.