



**Instinctive
Excellence
in Property.**

For Sale

**Prominent Industrial Unit
With Office Accommodation
c. 5,183 sq ft (481 sq m)**

Unit 9
Ravenhill Business Park
Belfast
BT6 8AW

INDUSTRIAL



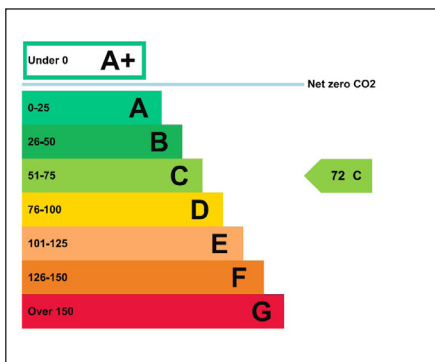
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Prominent Industrial Unit With Office Accommodation c. 5,183 sq ft (481 sq m)

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INDUSTRIAL

EPC



Location

The warehouse is situated within the well-regarded Ravenhill Business Park, offering a strategic and assessable location for business operations. Due to its location the warehouse benefits from close proximity to major road networks, making it ideal for distributors. The business park is well maintained with parking, security features and convenient access to local amenities.

Description

The subject property comprises a warehouse extending to c.5183sqft, including a mezzanine floor c.1,307sqft. The building is constructed with a steel portal frame featuring a combination of part brick and metal cladding.

The internal accommodation is arranged over ground and first floor. At the front of the building, there is a trade counter/ reception area, along with offices and staff amenities such as a kitchen area and WC facilities. The main warehouse is constructed of concrete flooring while the mezzanine level is of steel frame and timber flooring.

The warehouse offers a ground to mezzanine height of 2.8m with an overall maximum eaves height of 7.6m. The premises also benefits from a roller shutter approx. 5.5m x 4.1m. Internal specification includes:

- Fluorescent strip lighting
- Carpet flooring throughout
- Painted/ Plastered walls
- Suspended ceiling throughout the office accommodation

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
Warehouse	2,260	210
Office	1,616	150
Mezzanine	1,307	121
Total	5,183	481

Rates

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

Net Annual Value: £12,300
Rate in the £ for 2024/2025: £0.599362
Estimated rates payable: £7,372



Sale Details

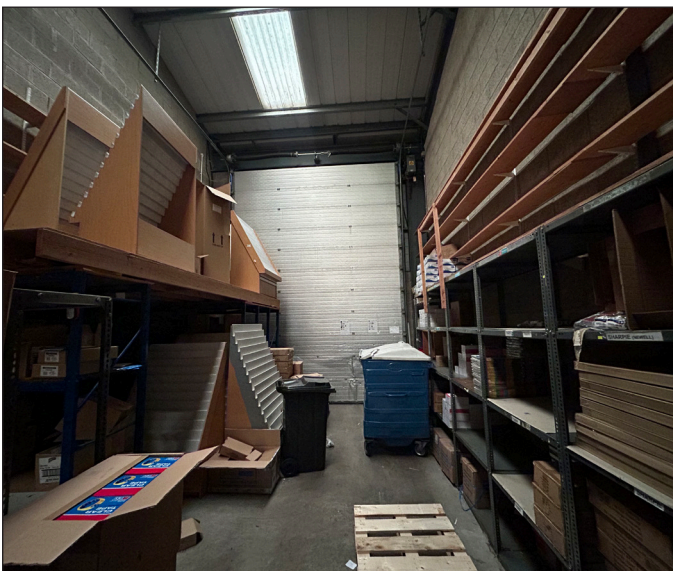
We have been instructed to seek offers in the region of £295,000 exclusive.

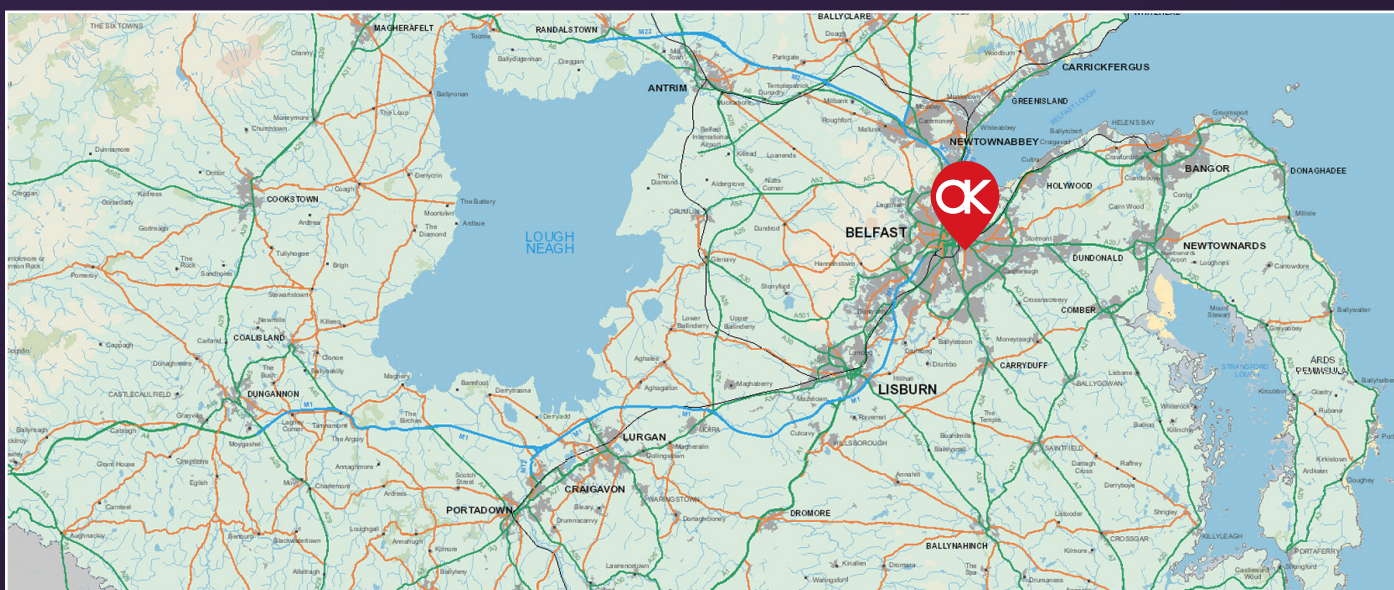
VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.





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CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

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: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. 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.