



FOR SALE - EXTENSIVE OFFICE, INDUSTRIAL
AND WAREHOUSE ACCOMMODATION

1 WESTBANK CLOSE BELFAST BT3 9LD



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Location

The subject property is situated in a convenient and easily accessible location, just off the Westbank road, directly opposite the Stena Line Ferry Terminal to Liverpool.

The area benefits from excellent road links to the M2 motorway via Dargan Road and the Fortwilliam interchange. Belfast City Centre is located approximately 4 miles away.

Description

The property comprises of an extensive office, industrial, warehouse building situated on a self-contained site of approximately 0.62 acres (0.25 hectares) with the benefit of approximately 35 onsite car parking spaces.

The showroom/offices comprise of double height glazed entrance windows and reception area, with suspended ceilings, recessed fluorescent lighting and air conditioning.

The warehouse benefits from a smooth concrete floor, an eaves height of 6m, electric up and over loading doors and an insulated metal clad roof.

Accommodation

We calculate the approximate Net Internal Areas to be as follows-

Ground Floor	Offices/Showroom	369.12 sq.m	3,973 sq.ft
	Warehouse/Storage	581.61 sq.m	6,260 sq.ft
First Floor	Offices	679.85 sq.m	7,317 sq.ft
Total NIA		1,630.58 sq.m	17,551 sq.ft

Price

Inviting offers in the region of £250,000.

VAT

All figures quoted are exclusive of VAT which may be payable.

Ground Rent

Tenant responsible for payment of Ground Rent to the Belfast Harbour Commissioners understood to be £17,350 per annum.

Rates

NAV: £95,200.00

Rate in £ (2016-2017): 0.582601

Rates Payable: £55,464 per annum

We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

EPC

C60.

Viewing

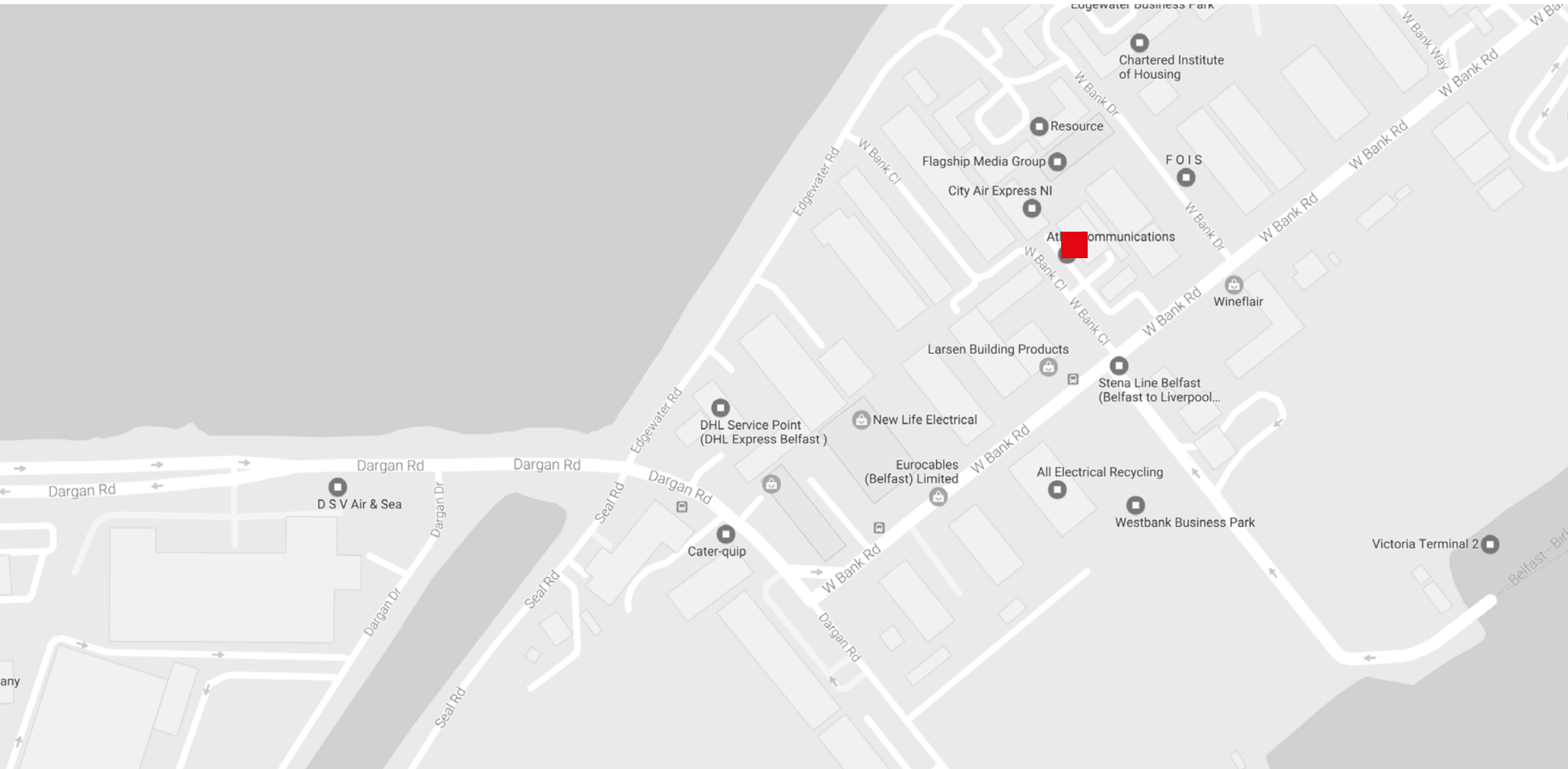
Strictly by appointment with the sole selling agents-

Frazer Kidd

T: 028 9023 3111

E: mail@frazerkidd.co.uk

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For further information please contact:

Brian Kidd

M: 07885 739063

E: bkidd@frazerkidd.co.uk

Neil Mellon

M: 07957 388147

E: nmellon@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street,

Belfast, BT1 4PB

T: 028 9023 3111

F: 028 9024 4859

E: mail@frazerkidd.co.uk

W: www.frazerkidd.co.uk

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