



**Instinctive
Excellence
in Property.**

To Let

Excellent Industrial/Warehouse Unit with Ancillary Offices

5,000 sq ft to 17,833 sq ft

Unit 7, 11, 12 & 16 West Bank Business Park
2 West Bank Road
Belfast
BT3 9LJ

INDUSTRIAL / WAREHOUSE





To Let

Excellent Industrial/Warehouse Unit with Ancillary Offices and Mezzanine

5,000 sq ft to 17,833 sq ft

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2 West Bank Road
Belfast
BT3 9LJ

INDUSTRIAL / WAREHOUSE

- 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 both warehousing and office accommodation finished to include part brick/part cladded elevations and with an internal height of approximately 6.80 m.

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

Accommodation

Unit 7	:	5,500 sq ft
Units 11 & 12	:	6,733 sq ft
Unit 16	:	5,600 sq ft
Total	:	17,833 sq ft

All areas being approximate. Available individually or in its entirety.

Lease Details

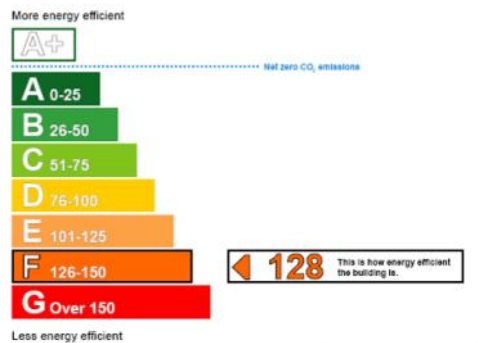
Term	:	Negotiable.
Rent	:	£4.00 per sq ft plus VAT.
Repairs	:	Effective FRI lease terms.
Insurance	:	The tenant is responsible to reimburse the landlord with a fair proportion of the insurance premium.
Service Charge	:	A service charge will be levied to cover landlord's costs of upkeep/maintenance and management of the estate.
Unit 7	-	Current passing service charge is £1,760 p.a. + VAT approx.
Units 11 & 12	-	Current passing service charge is £2,250 p.a. + VAT approx.
Unit 16	-	Current passing service charge is £1,800 p.a. + VAT approx.

EPC



This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website www.epb.dfpni.gov.uk.

Energy Performance Asset Rating



Technical information	Benchmarks
Main heating fuel: Oil	Buildings similar to this one could have ratings as follows:
Building environment: Heating and Natural Ventilation	32 If newly built
Total useful floor area (m ²): 871	85 If typical of the existing stock
Building complexity (NOS level): 3	
Building emission rate (kgCO ₂ /m ²): 136.56	

VAT

All figures quoted are exclusive of VAT.

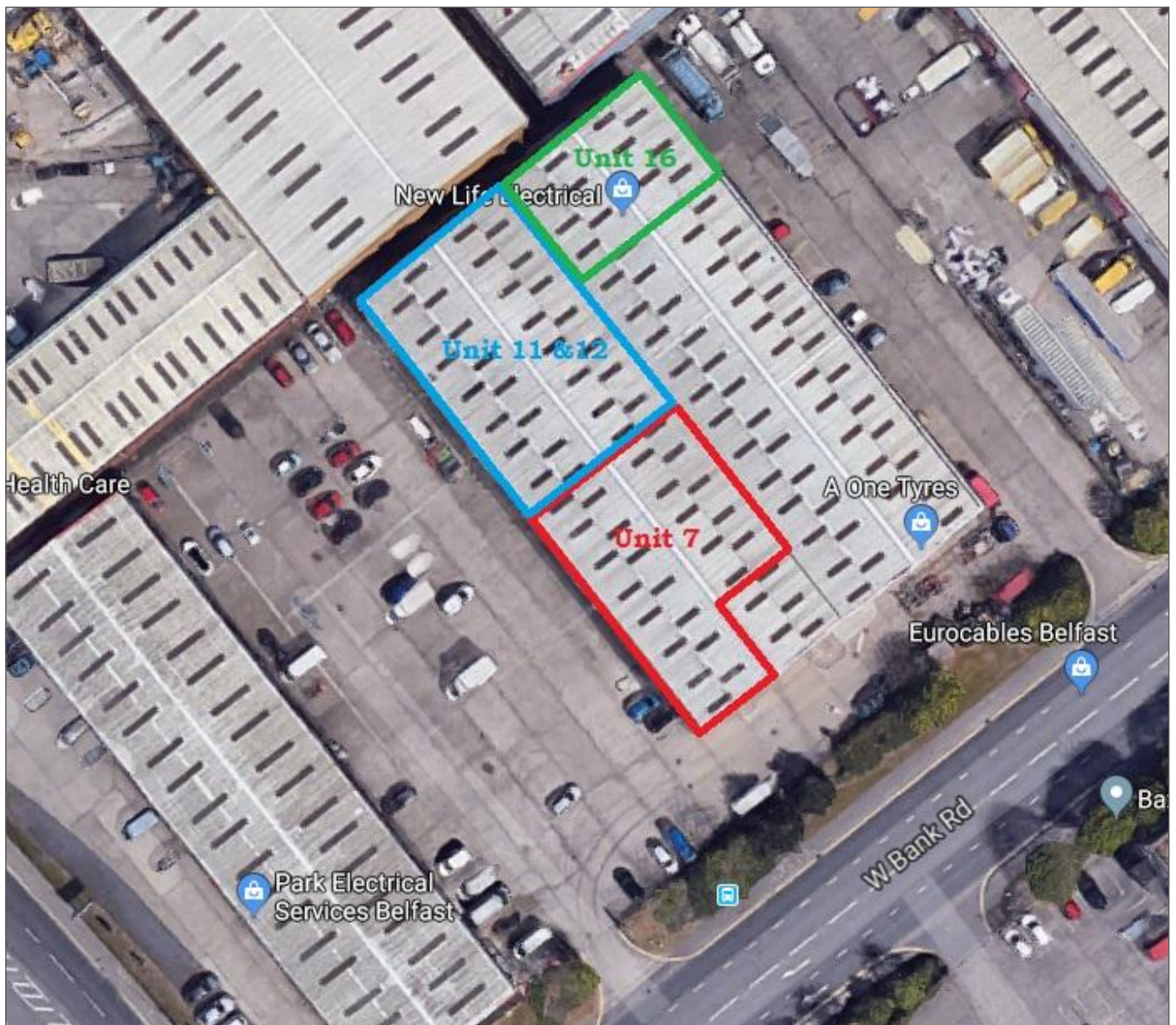
Rates

We are advised by the Land and Property Service of the following: -

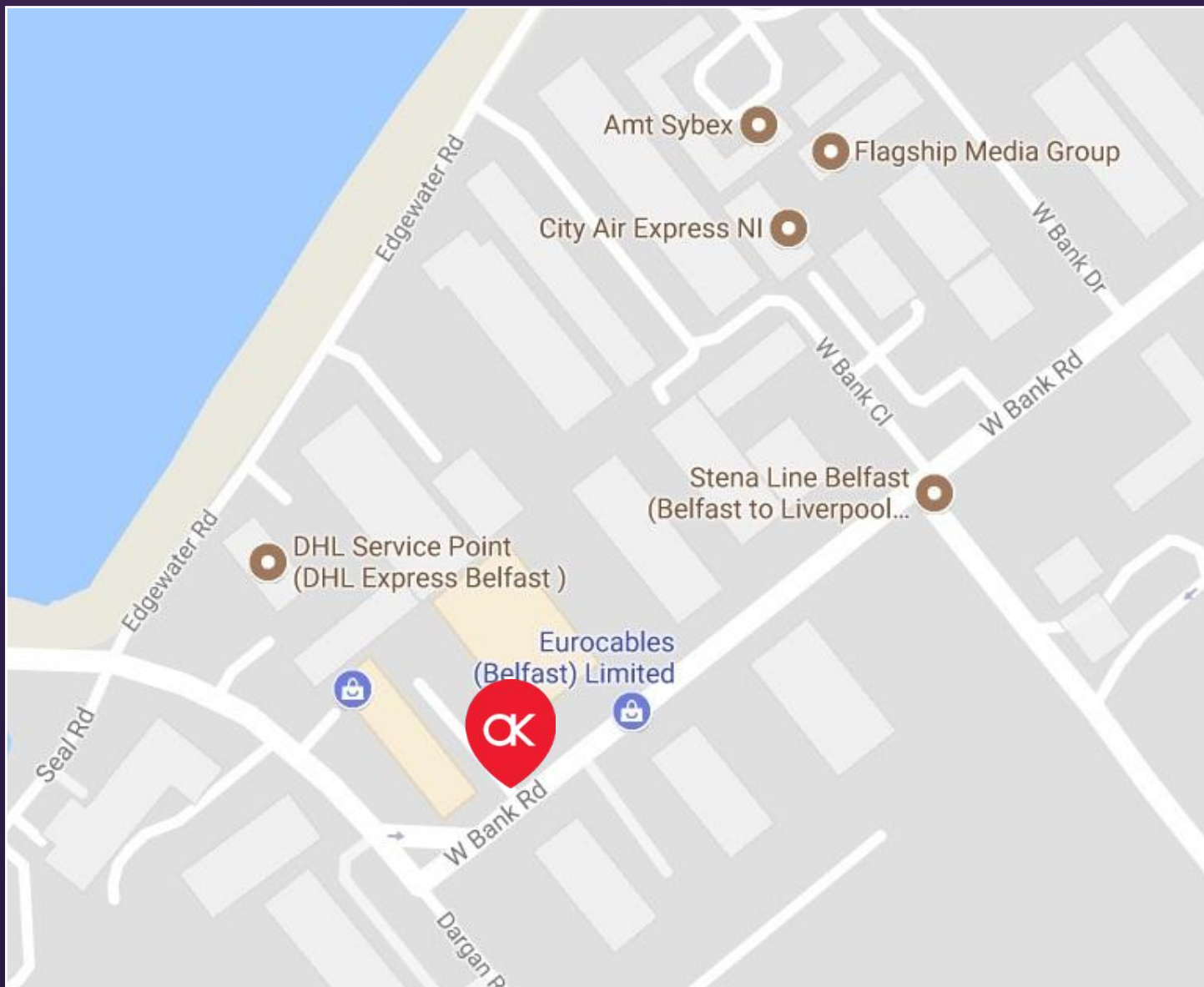
Unit 7	:	NAV - £17,400 p.a.	(Estimated rates payable £10,489)
Units 11 & 12	:	NAV - £24,400 p.a.	(Estimated rates payable £14,708)
Unit 16	:	NAV - £17,300 p.a.	(Estimated rates payable £10,428)

Rate in £ for Belfast is £0.602803 for 2018/2019.

Aerial Map



Location Map



FOR INDICATIVE PURPOSES ONLY

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MISREPRESENTATION ACT 1967

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