



McCONNELL

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900

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WAREHOUSING & OFFICE



FOR SALE / TO LET

Excellent Warehousing and Office Unit
c. 3,385 ft² (315 m²)

Unit 2
18 Westbank Road
Belfast
BT3 9JL



- Superb Warehousing and Office Unit of c. 3,385 ft² (315 m²)
- The unit is located on Westbank Road within the Belfast Harbour Estate, a short distance from the main container and ferry terminals.
- Road communications are excellent with the Fortwilliam junction of the M2 Motorway just 5 minutes drive away
- Carparking area to the front of the unit and generous communal marshalling area.
- Available - **FOR SALE / TO LET**



The Independent
Commercial Property
Consultants Network

MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

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LOCATION

The subject unit is located on West Bank Road, a well-established industrial location in Belfast Harbour Estate. The property benefits from excellent transport links to the motorway network via the Fortwilliam Roundabout. Belfast City Centre and George Best City Airport are located around 3 miles away.

The property is well located adjacent to Victoria Terminal, the main freight terminal in Belfast Port.

DESCRIPTION

This mid terrace unit offers warehousing accommodation plus ground and mezzanine level office space.

The unit is of steel portal frame construction with internal block wall finish, concrete floor, pitched profile metal roof and electric roller shutter. The warehouse space benefits from an eaves height of c. 21 ft 6 inches.

The offices are fitted to include plastered and painted walls, suspended ceilings, recessed lighting, carpeted floors and oil fired central heating system.

Carparking area to the front of the unit and generous communal marshalling area.

Neighbouring occupiers include Tri-Power Environmental Energy Ltd, Hutton Mechanical Services and Jenkins Shipping.

ACCOMMODATION

Warehouse : 2,470 sq ft 229 m²

Ground Floor

General Office : 381 sq ft 35 m²

Kitchen & WC: 188 sq ft 17 m²

Mezzanine Level

Office 1 : 93 sq ft 9 m²

Office 2 : 135 sq ft 12 m²

Office 3 : 138 sq ft 13 m²

& WCs

c. 3,385 sq ft c. 315 m²



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SALE DETAILS

Asking for offers in the region of **£130,000**.

LEASE DETAILS

Term: Negotiable subject to periodic rent review

Rent: £13,000 per annum

Repairs & Insurance: Tenant responsible for full repairs plus refund of building insurance premium. Insurance estimated at £605.16 per annum.

VAT - We understand that this property has not been elected for VAT.

GROUND RENT

We have been advised that the property is held under a long leasehold title for a period of 116 years from October 1996 subject to a ground rent which we understand is currently £3,357.14 per annum, set at rent review with effect from 01 April 2013.

SERVICE CHARGE

Tenant responsible for contribution to cost of upkeep and repair of communal areas.

NAV

We understand from the LPS website the property has an NAV of £11,200. Rate in the £2019/20 is 0.614135.

Small Business Rates Relief of 20% applicable therefore rates payable are c. £5,503 per annum.

EPC



VIEWING

By prior appointment with McConnell Chartered Surveyors

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