

TO LET

MODERN WAREHOUSE WITH OFFICES



**UNIT 14, 48 NORTH
48 DUNCRUE STREET
BELFAST, BT3 9AR**

**Campbell
Cairns**
Commercial

028 9024 9024

C. 1,857 SQ FT/ 172.52 SQ M

LOCATION

The development is located in a prominent position in Duncrue Industrial Estate, which is generally regarded as Belfast's leading warehouse/industrial area. It is situated adjacent to the M2 Motorway and only c.1.5 miles from Belfast City Centre.

The property forms part of the "Forty 8 North" development which is a modern purpose built light industrial park with 18 units. The development provides on-site parking within a secure gated estate.

The subject property is of steel portal frame construction with blockwork/clad walls, composite insulated profiled cladding roof and a sealed solid concrete floor. The offices are finished to provide suspended ceilings, recessed fluorescent lighting, perimeter trunking and carpet covered floors. The unit has been fitted with a 740 sq ft mezzanine.



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ACCOMMODATION

The following approximate area has been calculated as:

Warehouse	497 sq ft	46.17 sq m
Mezzanine	740 sq ft	68.74 sq m
Office	620 sq ft	57.59 sq m
Total	1857 sq ft	172.51 sq m

LEASE DETAILS

Term:	Negotiable
Rent:	£9,500 per annum exclusive
Service Charge:	Tenant to contribute a fair proportion towards Insurance: Tenant to reimburse the landlord with the cost of the buildings insurance.

NAV

We have been advised by the Valuation & Lands Agency that the NAV of the property is £4,800. Rate poundage 2018/2019 is £0.602803, giving an annual rates bill of approximately £2893. The property may benefit from small business rates relief of up to 20%.

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VIEWING

By appointment through Campbell Cairns (Tel: 028 9024 9024)

VAT

Prices, rental and outgoings do not include VAT which may be chargeable

EPC

G-203



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