



## Excellent Showroom/ Warehouse Facility

### Property Highlights

- Very prominent position on the main Sydenham Road.
- High profile return frontage to Sydenham Bypass/ M3 Motorway towards George Best Belfast City Airport.
- On-site parking.
- Building extends to approximately 4,790 sqft (445.10 sqm).

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# TO LET

## 75 Sydenham Road

### Belfast, BT3 9DJ

### Location

The subject property is located on the main Sydenham Road close to its junction with Dee Street and the Sydenham Bypass. The property has extensive return frontage to the Sydenham Bypass/ M3 and therefore great signage opportunities.

The location is opposite the Titanic Quarter development in Belfast which is one of the foremost waterside developments in Europe, offering commercial, residential and industrial uses as well as leisure uses.

The main NI Porsche and Audi dealerships are directly opposite.

### Description

The property comprises a warehouse to the rear and two-storey office/ showroom space to the front. The property has a roller shutter door and pedestrian access to the front.

Eminently suitable for many uses from trade counter, showroom, warehouse, stores and offices.

### Accommodation

The premises provides the following approximate areas:

Description	Sq Ft	Sq M
Ground Floor Reception	105	9.80
Ground Floor Office 1	132	12.30
Ground Floor Office 2	234	21.70
Warehouse & Loading	3,639	338.10
First Floor Office	680	63.20
<b>Total</b>	<b>4,790</b>	<b>445.10</b>

### Lease Details

<b>Term</b>	By Negotiation.
<b>Rent</b>	£25,000 per annum exclusive.
<b>Repairs</b>	Full Repairing Terms.
<b>Buildings Insurance</b>	Tenant to reimburse the Landlord in respect of the buildings insurance.
<b>Ground Rent</b>	Estimated at approx. £4,000 p.a.x.

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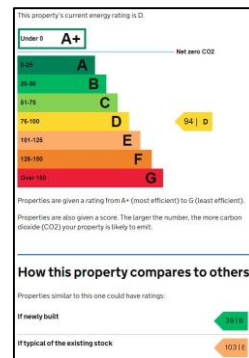
### NAV

We are advised by Land & Property Services that the Net Annual Value for the suite is £14,600 resulting in rates payable of approximately £7,857 for 2020/21.

### VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.

### EPC



Not to Scale/For Identification Purposes Only

