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To Let

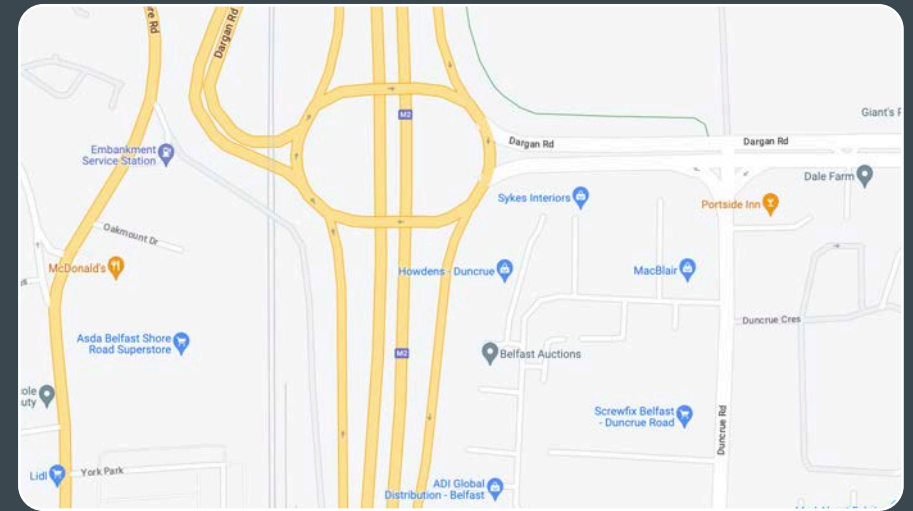
**Unit 4A, 47-49 Duncrue Crescent,
Belfast, BT3 9BW**

Refurbished
Warehouse Unit

3,368 Sq Ft (312.89 Sq M)

Location

Duncrue Crescent is located within the well-established North Foreshore Commercial Area. It is convenient to Belfast Docks with Junction 1 (Fortwilliam) of the M2 Motorway just a short distance away.



Belfast city centre is c. 3 miles north of Duncrue Crescent and the subject property is located approximately 4.3 miles (7 minute drive) from George Best Belfast City Airport and 15.8 miles (21 Minute Drive) away from Belfast International Airport.

Occupiers in the area include Screwfix, The Plumb Centre, Howdens and Yesss Electrical.

Key Benefits

- Ease of access to motorway networks.
- Belfast International Airport is within a 21 minute drive.
- Situated on a self contained site
- George Best Belfast City Airport within a 7 minute drive.

Description

The unit is a steel portal frame construction, with profile metal cladding, single skin pitched roof, and benefits from roller shutter access (5.6m). The unit has recently undergone external refurbishment and is ready for occupation.

Floor Area

Unit	G.I.A.	
	Sq M	Sq Ft
4A	312.89	3,368

Lease Terms

Term	Minimum 5 Year Term
Rent	£25,000 Per Annum
Service Charge	Est. £0.75 Per Sq Ft + VAT
NAV	£11,700
Rates Payable 24/25	£7,072.47



Contact

Joint Agent

finch

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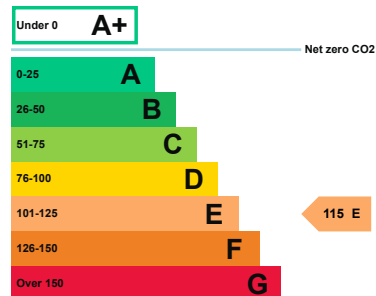
mark.riddell@cushwake-ni.com

VAT

The premises are elected for VAT and as such VAT will be payable on all outgoing.

Unit 4A | 115 - E

This property's current energy rating is E.



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