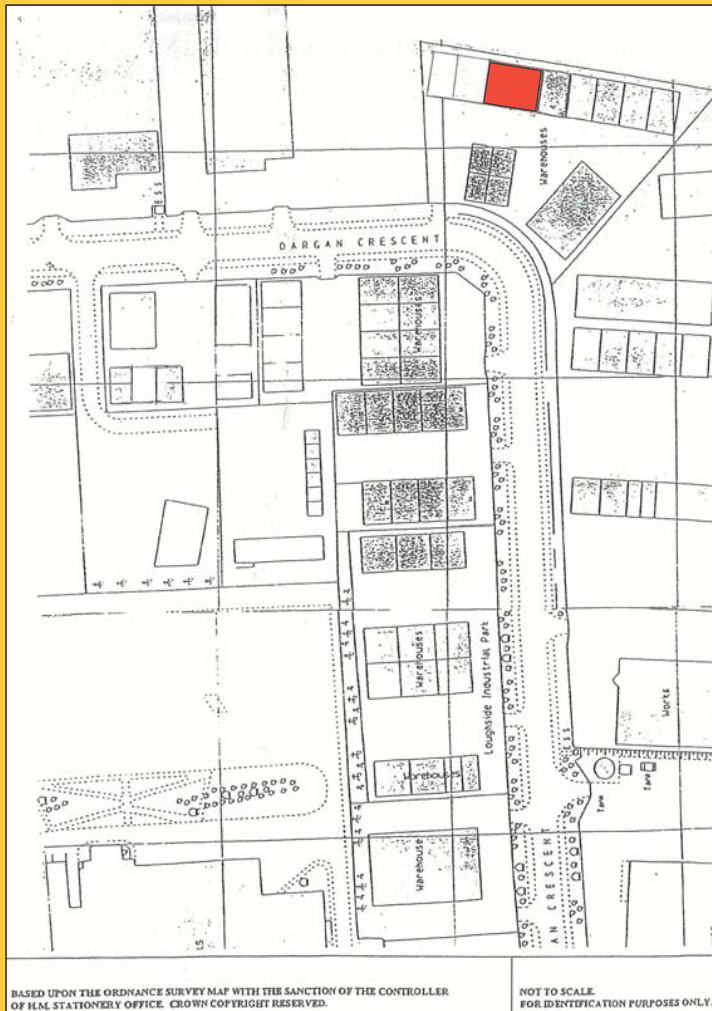
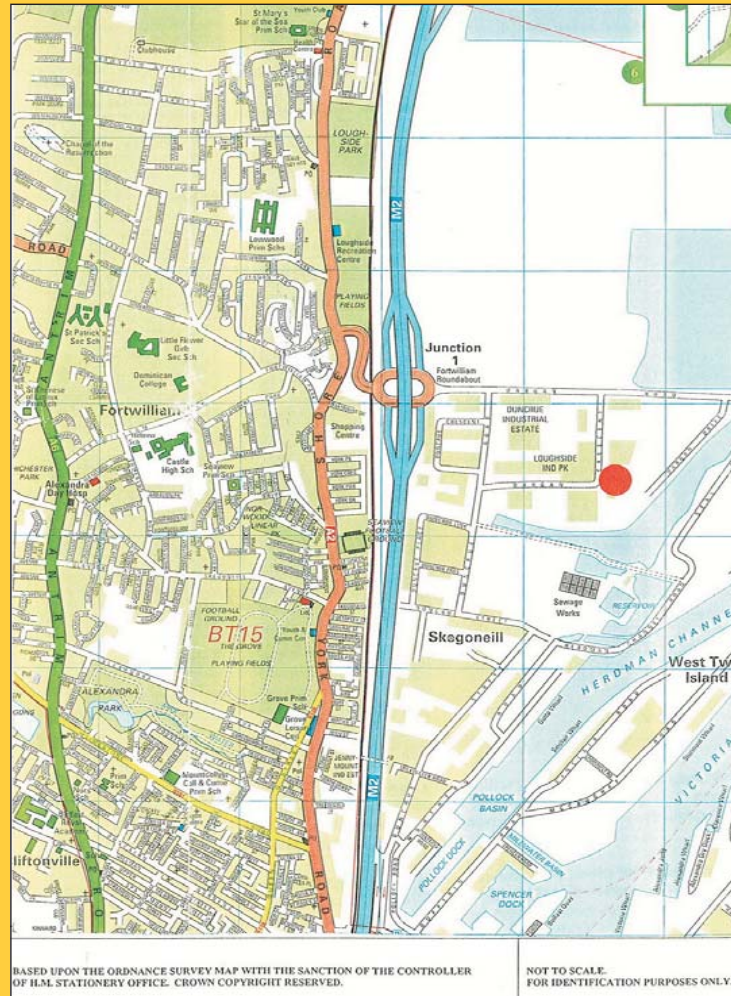


LOCATION PLANS



BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M. STATIONERY OFFICE. CROWN COPYRIGHT RESERVED. NOT TO SCALE. FOR IDENTIFICATION PURPOSES ONLY.



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FOR SALE/TO LET

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS



02890 500 100

MODERN WAREHOUSE UNIT

UNITS 3 & 4

GRAHAM INDUSTRIAL PARK

DARGAN CRESCENT

BELFAST

c. 558 m² (6,004 ft²)



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**UNITS 3 & 4, GRAHAM INDUSTRIAL ESTATE,
DARGAN CRESCENT, BELFAST**

- ★ Secure warehouse with ancillary offices and mezzanine storage area situated within Graham Industrial Park in Duncrue Industrial Estate. Duncrue is one of Belfast's primary warehouse, distribution and showroom locations off the Fortwilliam interchange (Junction 1) of the M2 Motorway.
- ★ High specification unit of steel portal frame construction with full length inner block walls and external profiled metal cladding, double skinned metal clad roof with inset perspective roof lights, smooth concrete floor and two electronically operated roller shutter doors. The unit has an eaves height of approximately 6.1m (20 ft).
- ★ Other occupiers in Graham Industrial Park include Hellermann Tyton, Expose Clothing, Business Post and Shah Din & Sons.

**ACCOMMODATION
GROUND FLOOR**

Warehouse approx 298.27 m² (3,209 ft²)
Offices/Kitchens/WCs approx 129.88 m² (1,398 ft²)

MEZZANINE

Store approx 129.88 m² (1,398 ft²)

Total Gross Internal Area approx 558.03 m² (6,004 ft²)

RATEABLE VALUE

We are advised by the Valuation & Lands Agency that the rateable value of the premises is £17,800.

Rate in £ 2010/11 = £0.562749.
(Therefore rates payable 2010/11 = £10,016.32)

LEASE DETAILS

Term:

Negotiable, subject to a minimum of three years.

Rent:

£25,000 per annum, exclusive.

Rent Reviews:

Upwards only every three years.

Repairs:

Tenant responsible for all repairs to the building.

Service Charge:

Levied to cover the ground rent, maintenance of communal areas in the industrial park and any other outgoings of the Landlord.

TITLE

The premises are held for a term of 124 years from 1st April 1987, subject to a current ground rent of £3,920 per annum. The next rent review is on 1st November 2007 with 5-yearly rent reviews thereafter. The Leasehold is subject to a service charge which is levied to cover the maintenance of communal

PRICE

Offers in the region of £360,000, exclusive.

VAT

The premises are not registered for Value Added Tax.

VIEWING

By appointment with McKibbin Commercial

Contact: Brian Wilkinson
Tel: 02890 500 100
Email: bw@mckibbin.co.uk

www.mckibbin.co.uk

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