

TO LET

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# WAREHOUSE OPPORTUNITIES

6-16 DUNCRUE CRESCENT, BELFAST, BT3 9BW



- Warehouse opportunities available
- Located within well-established North Foreshore commercial area
- Approx. 1.5 Miles from Belfast City Centre
- Easy access to Belfast Docks, both the International and City Airport and main motorway networks
- Flexible Term

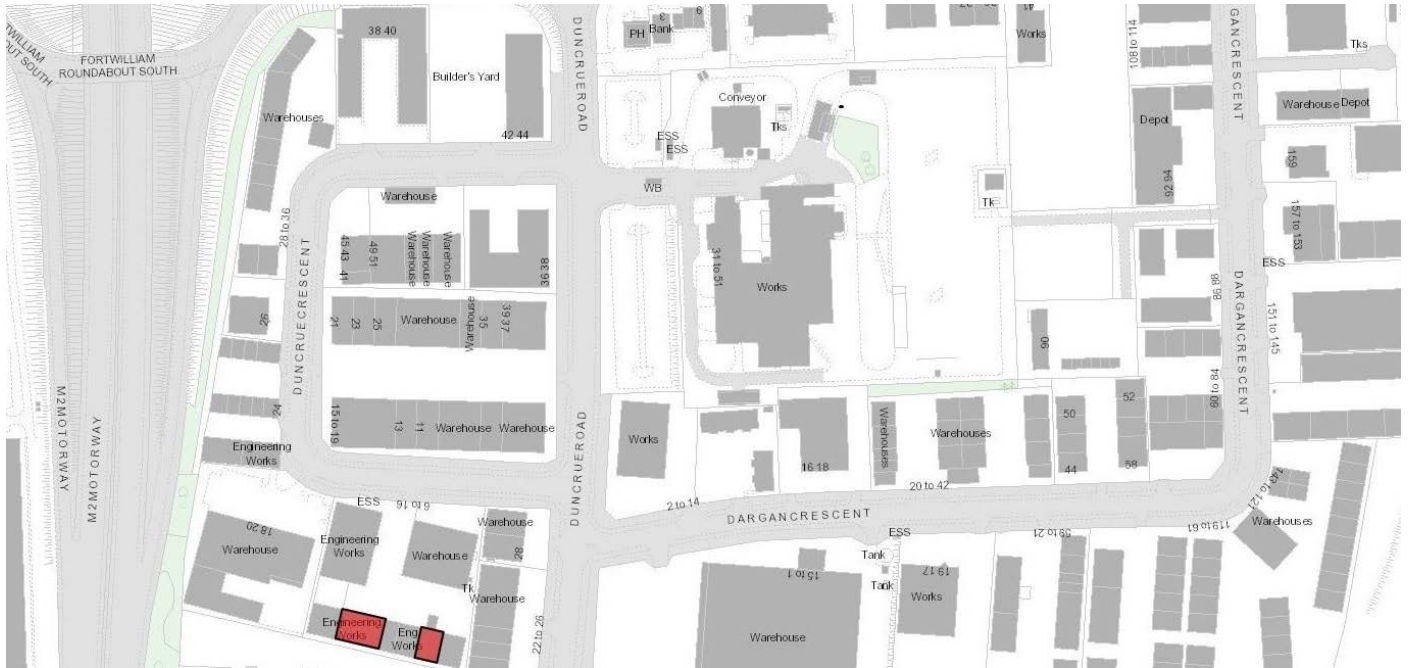
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## Location

Situated in one of Belfast's most sought after industrial locations, the properties occupy a highly prominent location within Duncrue. Belfast city centre is located approximately 1.5 miles away. The properties are within close proximity to Belfast Port's major container terminals and benefits from excellent road links to the M2 motorway via Dargan Road and the Fortwilliam interchange. The Duncrue area comprises a mixture of showroom, warehouses, business units and offices.

## Description

The units are of portal frame construction with brick/block walls and double skin profile metal cladding. The premises have a pitched roof enclosed with a double skin insulated profile metal sheeting plus a concrete screed floor.

The unit benefits from a concrete hard standing area to the front which is used for loading and car parking. A section of Unit 4 benefits from a self-contained office block arranged over ground and first floor. The offices are finished to include plastered and painted walls and ceilings, fluorescent strip lighting and fitted WC facilities.

## Accommodation

The unit provides the following approximate areas:

| Unit | Sq ft | Sq m |
|------|-------|------|
| 4    | 6,256 | 581  |
| 6    | 3,107 | 289  |

## Lease Details

**Rent** POA

**Term** Negotiable

**Repairs & Maintenance** Tenant responsible for all repairs and maintenance

**Service Charge** Levied to cover a fair proportion maintaining the development

## Rates Assessment

| Unit | NAV  | Rates Payable |
|------|------|---------------|
| 4    | £TBC | £TBC          |
| 6    | £TBC | £TBC          |

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax

## EPC

Unit 4 – D89  
Unit 6 – F129

## Contact

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