



## To Let Storage Unit

Unit 8a, DC Business Park, Kennedy Way, Belfast BT11 9AP



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**

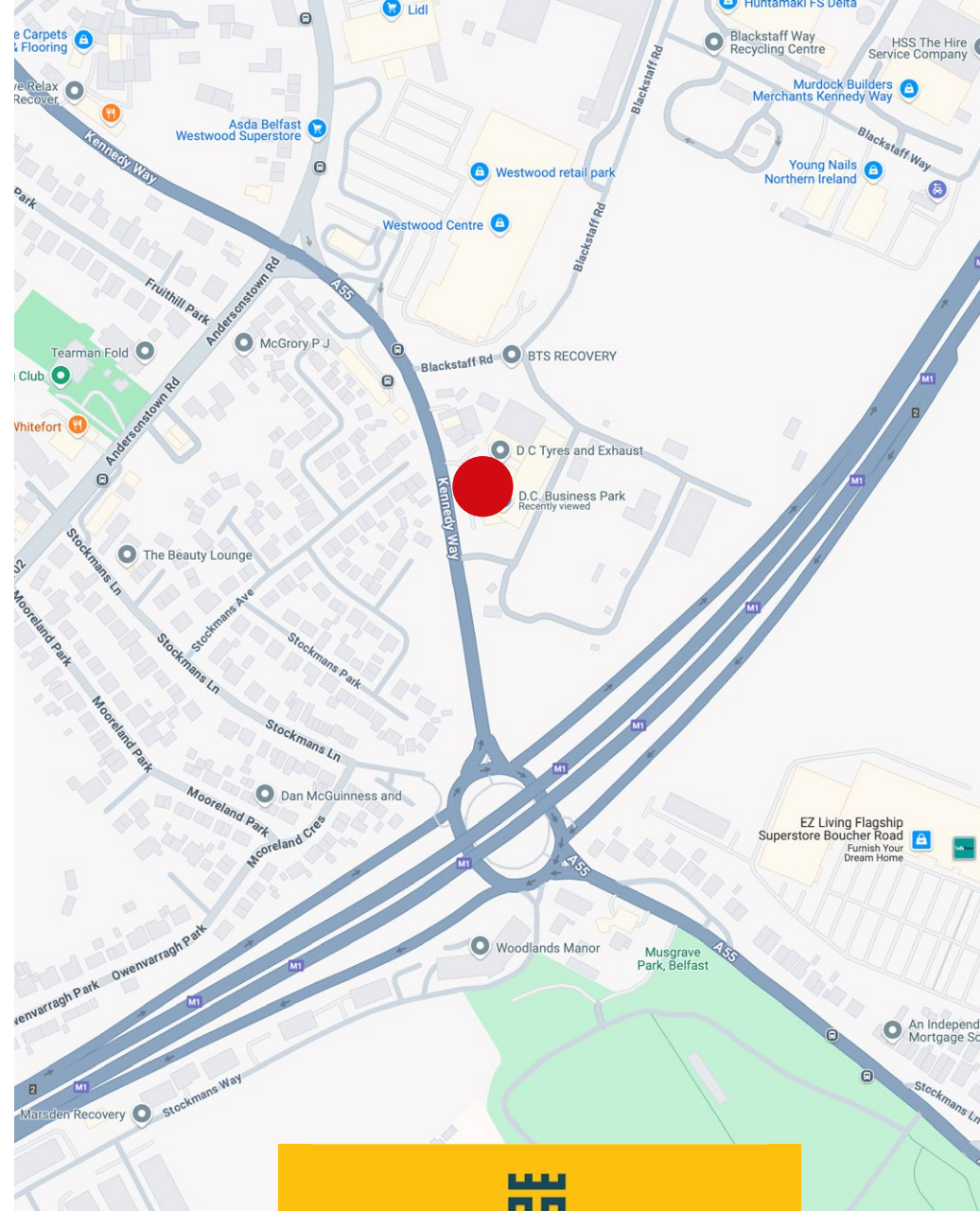


## LOCATION

- The Development occupies a high profile location on Kennedy Way just off the M1 Motorway, approximately 2 miles south-west of Belfast City Centre.
- Kennedy Way links the Stockmans Lane Roundabout (Junction 2 of the M1 Motorway)
- The Centre is a mix of light industrial and office buildings located on a successful Business Park.
- Occupiers are both local and national traders such as Tile Source Limited, Hello Peachy, Domino's pizza and DC Tyres.

## DESCRIPTION

- Open plan storage unit providing flexible accommodation suitable for storage, light industrial or distribution use.
- Unit benefits from good eaves height and ease of access, suitable for a range of commercial occupiers.
- The unit is presented in good overall condition throughout and is suitable for a range of commercial occupiers.



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## ACCOMMODATION

| Unit                           | Description    | Sq M          | Sq Ft        |
|--------------------------------|----------------|---------------|--------------|
| Unit 8A                        | Open Plan Area | 126.43        | 1,361        |
| <b>Total Net Internal Area</b> |                | <b>126.43</b> | <b>1,361</b> |

## LEASE DETAILS

Term: Negotiable.

Rent: £10,000 per annum.

Repairs & Insurance: Tenant responsible for internal repairs and reimbursement of a fair proportion of the buildings insurance premium to the Landlord.

Service Charge: Levied to cover a fair proportion of the cost of external maintenance and repairs, together with any reasonable outgoings of the Landlord.

## RATES INFORMATION

NAV: £5,550.00

Rate in £ 2025/26 = £0.626592

Therefore Rates Payable 2025/26 = £3,477.59

Interested parties should check their individual rates liability directly with Land & Property Services.

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to value added tax.



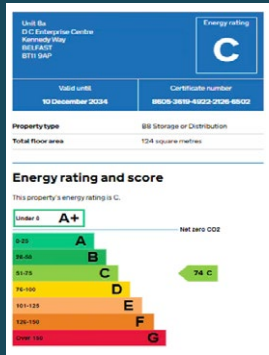
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For further information or to arrange a viewing contact:

## Michael Hopkins

mph@mckibbin.co.uk

**McKibbin Commercial Property Consultants**

## Chartered Surveyors

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