



For Sale Superb Warehouse with Office Space

Unit 9 Dargan Court, 21-59 Dargan Crescent,
Duncairn, Belfast BT3 9JP



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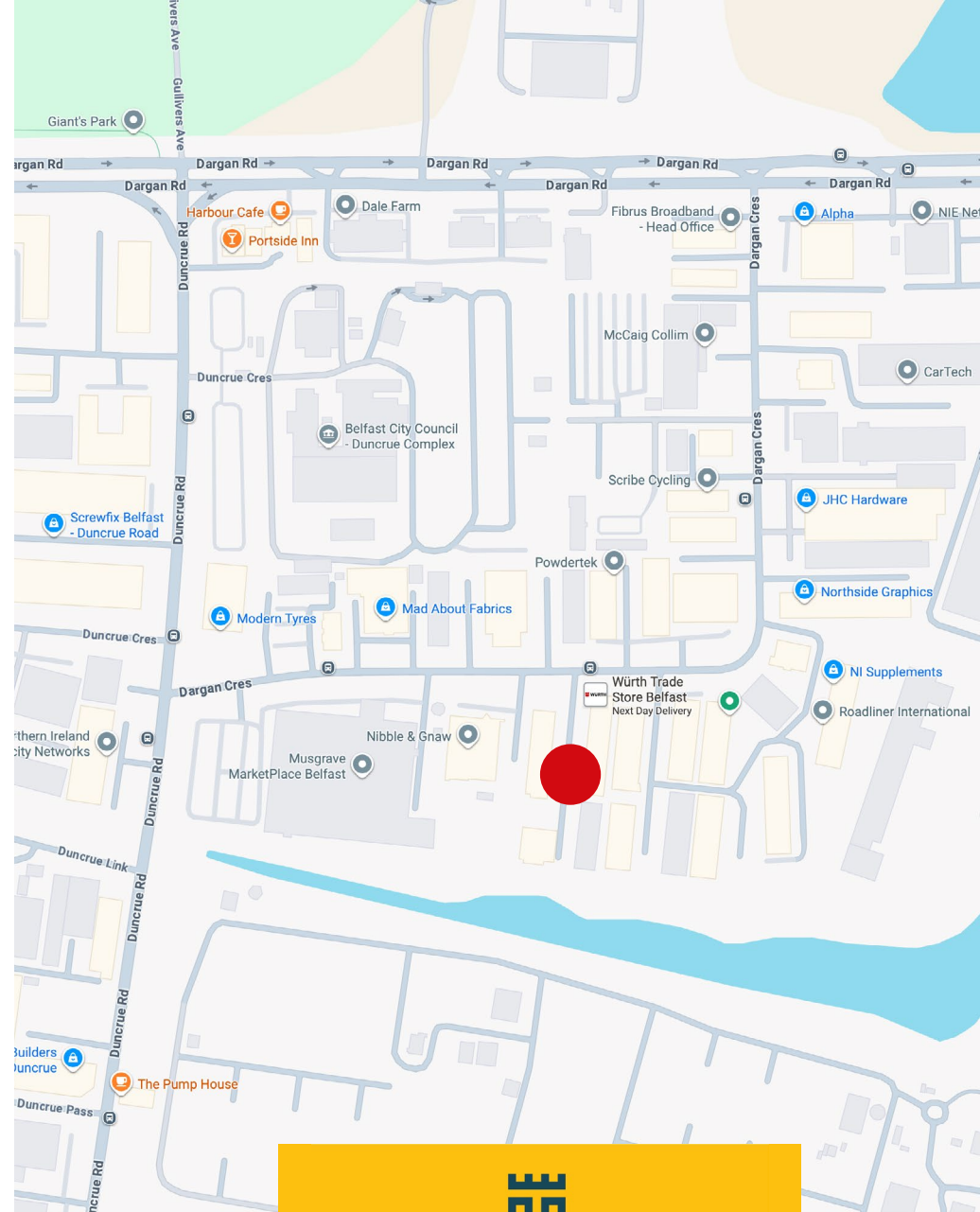
028 90 500 100

LOCATION

- Unit 9 is situated within Dargan Court, a well-established industrial and trade counter location in North Belfast.
- The property benefits from excellent connectivity, with direct access to the M2 motorway via Fortwilliam and Shore Road, providing strong links to the wider motorway network.
- The surrounding area is home to a range of industrial, logistics, manufacturing, and trade occupiers, making it a strong location for warehouse, distribution, and trade counter uses.
- Belfast Port, the Harbour Estate, and Belfast City Centre are all within close proximity, while Belfast City Airport is also easily accessible.

DESCRIPTION

- The property comprises a modern warehouse unit with roller shutter access suitable for loading and unloading.
- The unit includes a mezzanine floor, providing office space/ Showroom and storage space
- The unit is suitable for a range of industrial, storage, trade counter, or light manufacturing uses.



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ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground	Warehouse	183.58	1,975
First Floor	Office	183.58	1,975
Total		367.18	3,950

SALE DETAILS

Price: £300,000 exclusive
Title: 124 years from 30th March 1989
Ground Rent: £1,959 per annum
Service Charge: £2876.96 per annum

RATES INFORMATION

NAV: £11,800
Rate in £ 2025/26 = 0.626610169
Therefore Rates Payable 2025/26 = £7,394
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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EPC

Awaiting EPC

CONTACT

For further information or to arrange a viewing contact:

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