

McConnell



028 90 205 900
mcconnellproperty.com



**FOR SALE
/ TO LET**



Excellent Industrial Building

**Unit B1
West Bank Drive
Belfast
BT3 9LA**

- Accommodation extends to 5,183 sq ft
- Offices contained within
- Ideally located in the Duncrue Industrial Estate Area

Montgomery House,
29-31 Montgomery Street, Belfast, BT1 4NX

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LOCATION

Belfast is the capital of Northern Ireland, the 12th largest city in the United Kingdom and the 2nd largest on the island of Ireland. The city is located approximately 100 miles north of Dublin and 70 miles south east of Derry/Londonderry.

The subject property is located on West Bank Drive just off Dargan Road within a short distance of the M2 Motorway which provides excellent transport links throughout the province.

The subject property is surrounded by a wide range of neighbouring occupiers to include; DGS Group, Formation Works, Premier Cables, DFDS Belfast, Manfrieght and Belfast Harbour.

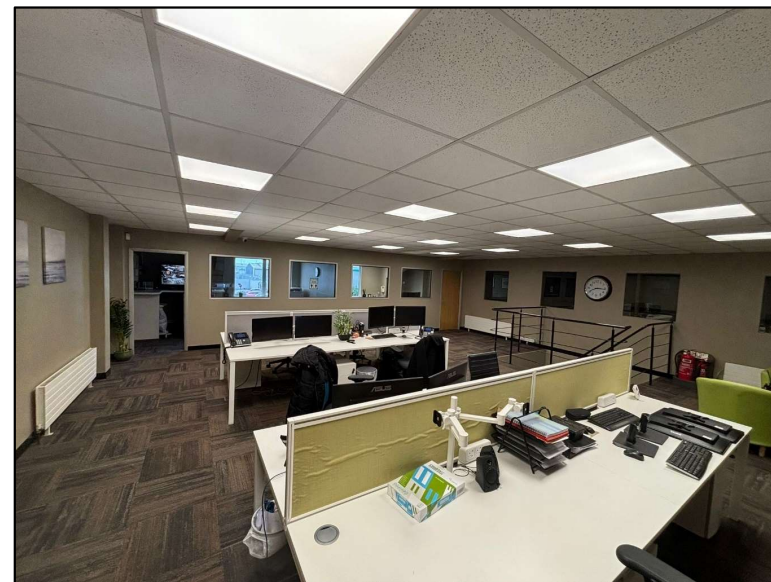
DESCRIPTION

The property comprises a warehouse building of 2,692 sq ft, which benefits from a further 2,491 sq ft of office / trade counter accommodation to the front of the building.

The warehouse element of the subject benefits from a 4.2m roller shutter access door to the front, as well as generous eaves, with 5.3m to haunch and 6m to the eaves. The walls are a mix of block and metal clad with fluorescent strobe lighting throughout. The property further benefits from CCTV cameras on the front and the rear of the building.

The offices are configured internally over two floors to include No. 2 meeting rooms, a boardroom and a mixture of open plan and private offices. The offices are finished to a high standard to include a suspended ceiling on both floors with a combination of LED panels and spotlights throughout.

There are also Kitchen and W.C. provisions contained within.



LEASE DETAILS

Rent: £30,000 per annum

Term: Negotiable

Please contact the agent for further details.

ASKING PRICE

We are instructed to seek offers in the region of £275,000 for our client's interest in the subject.

ACCOMMODATION

Accommodation	Sq Ft	Sq M
Warehouse	2,692	250.1
Ground Floor Offices	1,381	128.3
First Floor Offices	1,110	103.2
Total Internal Area	5,183	350.6

TITLE

The property is held long leasehold subject to a ground rent. Full title can be made available upon request to the agent.



RATES

We have been advised of the following by LPS:

Unit B1, West Bank Drive, Belfast:

NAV: £17,100 (Source: LPS on-line database)

Rate in £ for 2024/25: 0.599362

Rates payable (approx.): £10,249

(Note: prospective Purchasers are advised to make their own enquiries in relation to Rates).

VAT

All prices and outgoings are exclusive of VAT, which will be chargeable.

EPC

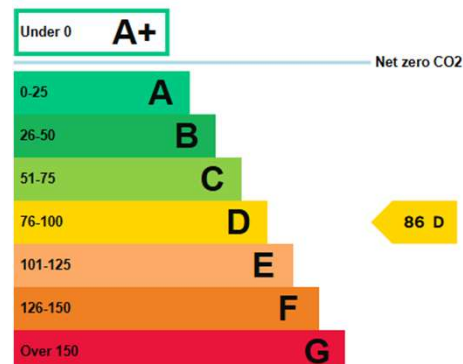
The properties current Energy Performance Certificate is 86D.

Please contact the agent for further details.

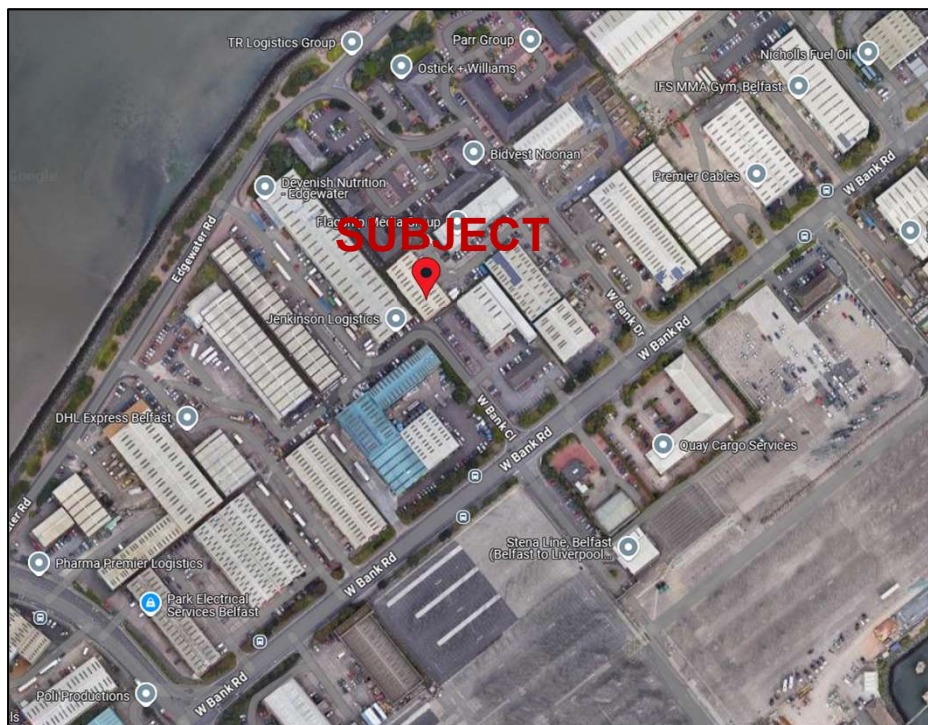
Unit B1 West Bank Drive BELFAST BT3 9LA		Energy rating D
Valid until 4 December 2029	Certificate number 9290-1983-0351-0180-0040	

Energy rating and score

This property's energy rating is D.



LOCATION



FURTHER DETAILS

Please contact the agents below for further details or to arrange a viewing.

McConnell



Contact: Greg Henry / Ross Molloy
Tel: 07841 928 670 / 07443 085 690
Email: greg.henry@mcconnellproperty.com / ross.molloy@mcconnellproperty.com

Customer Due Diligence

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukxi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McConnell Property. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.