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# TO LET

**Units at Owen O'Cork Mill, 288 Beersbridge Rd, Belfast, BT5 5DX**

First Floor Storage / Workshop Accommodation from c. 930 sq ft - 1,340 sq ft

# LOCATION

Owen O’Cork is situated in an extremely accessible location on the Beersbridge Road in East Belfast, c. 2 miles from the City Centre and just off the Newtownards Road which is one of Belfast’s main arterial routes.

The mill dates to 1850 and benefits from communal WC’s on each floor, goods lift and communal car parking to the front and rear of the site.

Other occupiers in the complex include The Mill Auctions, Desk Warehouse, Specialised Fire & Security, RPM Auto Centre, The Building Box Gym and Helen Faulkner Ceramics.

# DESCRIPTION

The subject comprises first-floor storage / workshop accommodation suitable for a variety of uses.

**Unit 14a** is laid out as an office with two private offices and a store. The unit has carpeted floors and suspended ceilings. **Unit 14c** is an open plan workshop / store benefitting from good levels of natural light with 4 windows and exposed arched ceilings. The units benefit from a goods lift providing access to the first floor.

# ACCOMMODATION

## DESCRIPTION

## AREA (SQ M)

## AREA (SQ FT)

### FIRST FLOOR

Unit 14A	c. 86 sq m	930 sq ft
Unit 14C	c. 124 sq m	1,340 sq ft

# LEASE DETAILS

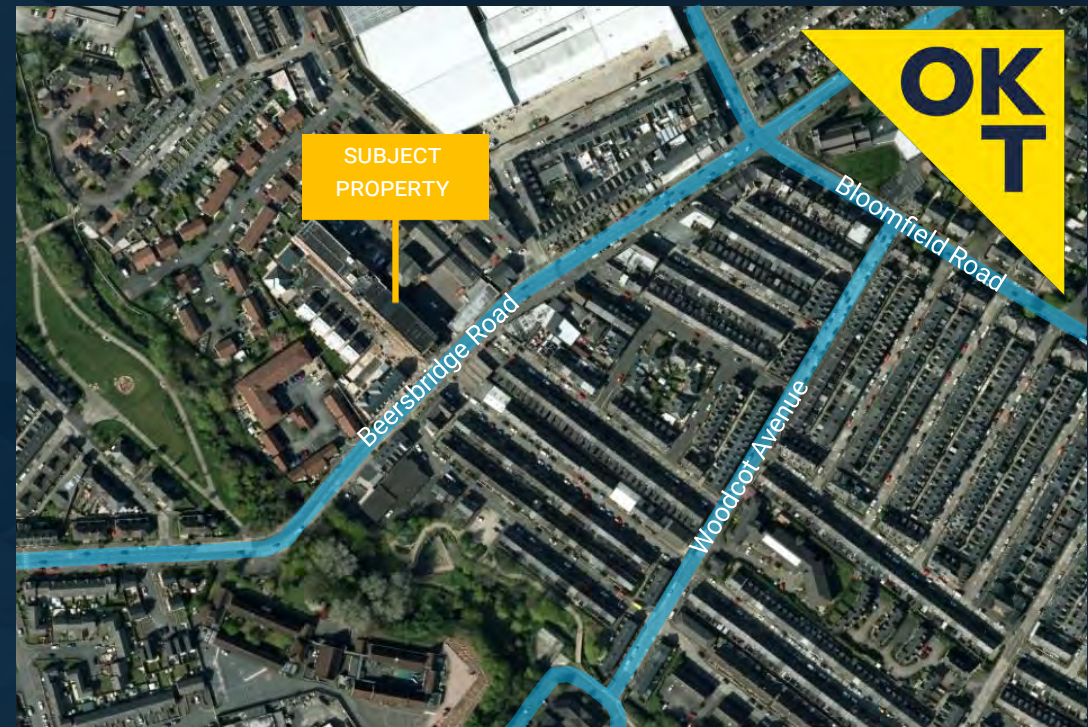
RENT: Unit 14a: £4,000 per annum  
Unit 14c: £5,500 per annum

TERM: Negotiable

SERVICE CHARGE: Currently estimated at £0.50 per sq ft

VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.



Unit 14C

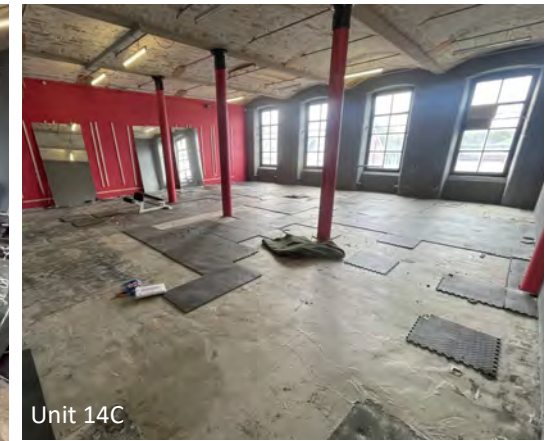
# NAV (RATES PAYABLE)

Unit 14a: £1,700 (Est rates payable £1,528.37)

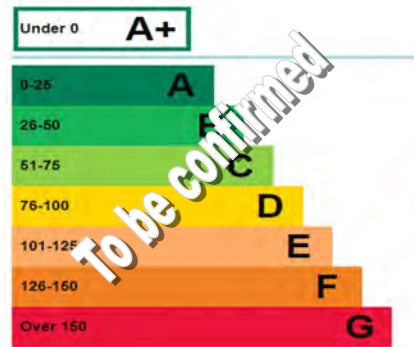
Unit 14c: £2,550 (Est rates payable £1,528.37)

NOTE: The property is eligible for small business rate relief which would reduce the rates by a further 20%

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



# EPC CERTIFICATE



## 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/uk/si/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

## FURTHER INFORMATION

For further information / viewing arrangements please contact:

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## O'CONNOR KENNEDY TURTLE

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