



**OK
T**

FOR SALE

**Unit 9, DC Enterprise Centre, Kennedy Way, Belfast,
BT11 9AP**

Warehouse / Trade Counter Accommodation on a Self-Contained Site

LOCATION

The subject property is located within DC Enterprise Park on Kennedy Way, one of Belfast's busiest trade counter and retail locations.

The subject has a right of way through the enterprise park, with the main access via Blackstaff Road.

The Park is situated just c. 0.2 miles from the Kennedy Way Roundabout which provides access to the City Centre and the South.

In addition, the property is located within close proximity to the Westwood Centre, Shane Retail Park and the Kennedy Centre. Neighbouring occupiers include Carpetworld, Tile Source, Dominos Pizza, and DC Service Centre. Other occupiers within the vicinity include B&M, Jollyes and Lidl.

DESCRIPTION

The subject comprises warehouse and office accommodation situated on a self-contained site.

Internally the building comprises warehouse accommodation with mezzanine storage and a two storey office block.

The building is of steel portal frame construction with profile metal cladding and a single skin asbestos clad roof with translucent light panels. The building is heated via an oil fired powermatic blow heater.

Externally the site is securely fenced and gated and is laid in tarmacadam.

ACCOMMODATION

DESCRIPTION

Warehouse (to include two storey office block)

AREA (SQ M)

c. 469 sq m

AREA (SQ FT)

5,048 sq ft

Mezzanine Floor

c. 191 sq m

2,055 sq ft

TOTAL ACCOMMODATION

c. 660 sq m

7,104 sq ft

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.

REF: 10098



FOR IDENTIFICATION
PURPOSES ONLY



Unit 9, DC Enterprise Centre, Kennedy Way

Warehouse / Trade Counter Accommodation on a Self-Contained Site





LIDL

KENNEDY
CENTRE

B&M

ASDA

JOLLEYS

SUBJECT
PROPERTY

NEIGHBOURING OCCUPIERS

DC Enterprise Centre, Kennedy Way, Belfast

SITE AREA

The site extends to 0.04 acres.

SALES DETAILS

PRICE: Price on Application
TITLE: Assumed freehold
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

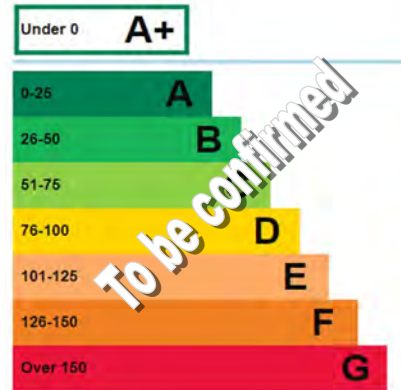
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £18,800

Estimated rates payable in accordance with LPS Website:
£11,268.01

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



FURTHER INFORMATION

For further information / viewing arrangements please contact:

MARK PATTERSON

mark.patterson@okt.co.uk

JAMES CHRISTIE

james.christie@okt.co.uk



O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.