



**RHM**  
Commercial

**TO LET**

WORKSHOP / WAREHOUSE  
UNIT

UNIT 2 DARGAN INDUSTRIAL  
PARK  
DARGAN CRESCENT  
BELFAST BT3 9JP





UNIT 2 DARGAN INDUSTRIAL PARK  
DARGAN CRESCENT  
BELFAST BT3 9JP

- Workshop / Warehouse Unit
- Located off Dargan Crescent in Belfast's North Foreshore
- Floor area 255.4 sq m (2,749 sq ft)
- Suitable for workshop, warehousing or distribution (subject to pp)



DESCRIPTION

Mid-terrace workshop / warehouse unit.

Comprises ground floor workshop, toilet and mezzanine showroom / office.

Min eaves height 5.40 m, maximum eaves height 7.32 m, electric roller shutter 3.90 m width.

ACCOMMODATION

Ground Floor Workshop	191.4 sq m (2,060 sq ft)
Mezzanine	64.0 sq m (689 sq ft)
TOTAL AREA	255.4 SQ M (2,749 SQ FT)

LOCATION

Located in Dargan Industrial Estate off Dargan Crescent close to Dargan Road, Fortwilliam Roundabout on the M2, Stenna Line Port and Belfast Harbour Studios.

Click [here](#) for Streetview link.



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LEASE DETAILS

Term:	Negotiable
Rent:	£15,000 per annum plus VAT
Rent Reviews:	5 yearly upwards only
Repairs & Insurance:	The tenants will be responsible for repairs to the premises and the building insurance premium - £407.62 for 2024/25.
Service Charge:	The tenants will be responsible for a service charge to cover, repair and management of the exterior of the building and the common areas. Currently £690 for the year plus vat.
VAT:	All outgoings and rentals will be subject to VAT.
Rates:	NAV - £11,100 (estimated rates payable £6,652.92)
Energy Rating:	TBC
Certificate Number:	

RATES

EPC



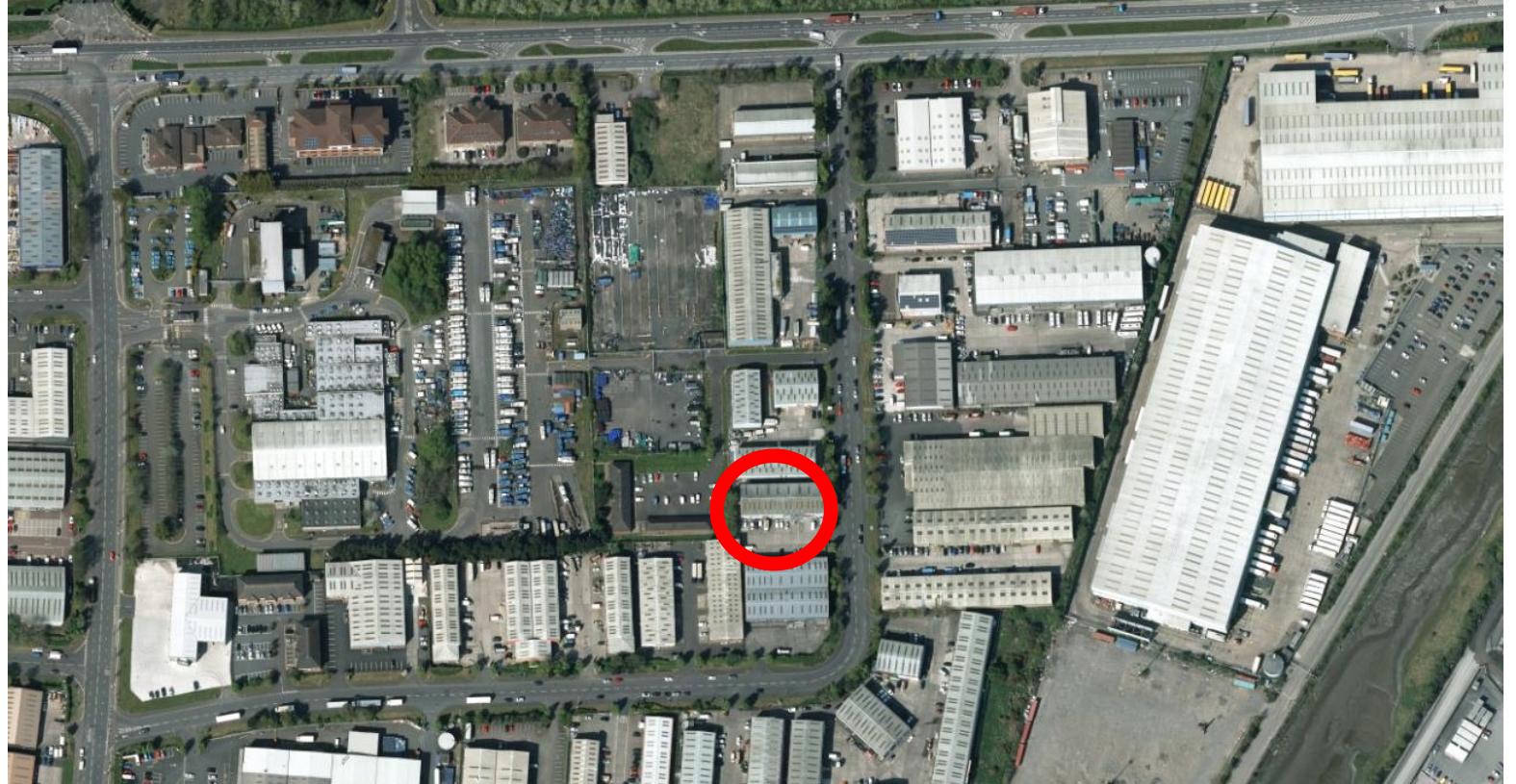


## CONTACT

For further information or to arrange a viewing please contact:

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