To Let

Excellent Warehouse/Storage Facility - Fully racked.
**Maryland Industrial Estate, Ballygowan Road,
Belfast, BT23 6BL**

CUSHMAN &
WAKEFIELD

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Summary

- Located within Maryland Industrial Estate one of the premier industrial locations in East Belfast.
- Extending to approximately 9000sqft (836sqm).
- Fully racked out space.
- Racking for approx. 500 pallets.
- 9m Eaves
- Ideal for someone seeking storage and distribution space in Belfast.
- Situated on a secure multi-tenanted estate with car parking.
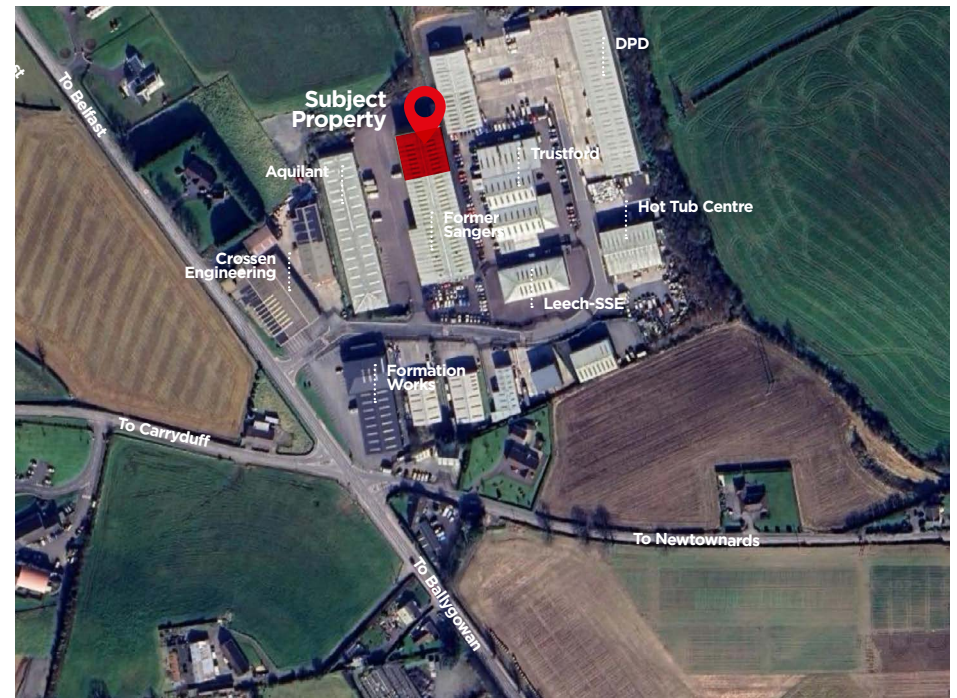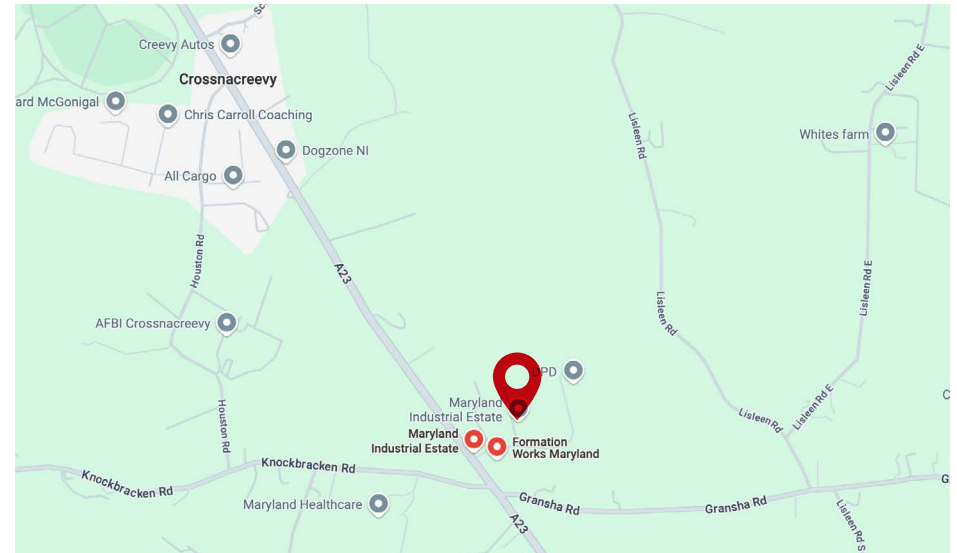
Location

Maryland Industrial Estate is located just off the A23 close to the junction with Knockbracken Road and Gransha Road.

The location is approx. 1 mile north of Moneyreagh and 5 miles east of Belfast City Centre.

The Ballygowan Road is one of the main Arterial routes in and out of Belfast providing access to North Down and beyond.

The location affords ease of access to the wider motorway network throughout the province having excellent transport links via the Outer Link which links the M1 motorway to the M2 /M3 and M5 Motorways.

The general location is home to Trust Ford Accident and Repair Centre, DPD, McGreevy Engineering, SSE, and a newly established Formation Works.

Description

The property comprises of a modern steel framed warehouse/storage unit extending to 9,000 sq ft.

The available unit will benefit from full racking as well as an eaves height of approx. 9m.

Access will be via a roller shutter door and a pedestrian access.
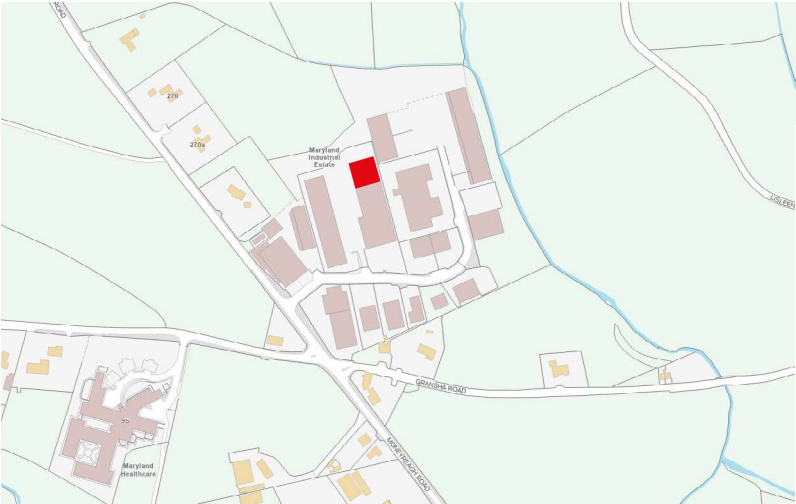
The warehouse benefits from hard standing and located on a shared and secure fenced site.

Car parking to the front.

Accommodation

The Warehouse provides the following gross internal area:

Description	Sq Ft	Sq M
Warehouse/Store	9,000	836

Not To Scale. For indicative purposes only.

Lease Details

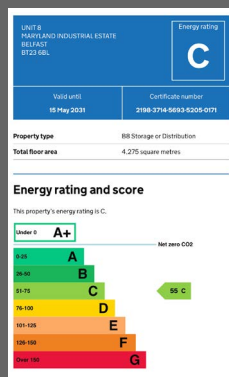|	
Term:	Negotiable
Rent:	£90,000 pa exc.
Repairs / Insurance:	Effective Full Repairing & Insuring Terms.
Service Charge:	Levied to cover upkeep & management of the common areas. Amount to be included within the rent.

Rates

Net Annual Value (NAV): Currently being re-assessed.

Rate in £ for 2024/25: £0.5471

Estimated Rates payable: to be confirmed but estimated at £1.60/sq ft payable.

VAT

All prices are quoted exclusive of VAT, which may be payable.

EPC

**UNIT 8
MARYLAND INDUSTRIAL ESTATE
BELFAST
BT23 6BL**

Energy rating
C

Valid until	Certificate number
15 May 2031	2198-3714-5693-5205-0171

Property type	B8 Storage or Distribution
Total floor area	4,275 square metres

Energy rating and score

This property's energy rating is C.

Under 0	**A+**
0-25	**A**
26-50	**B**
51-75	**C**
76-100	**D**
101-125	**E**
126-150	**F**
Over 150	**G**

Net zero CO2

55 | C

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