

# To Let

High Profile Business Accommodation  
14 Falcon Road, Belfast, BT12 6RD



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# To Let

## 14 Falcon Road, Belfast, BT12 6RD



### Property Highlights

- Situated in a well established and highly desirable location off the Boucher Road.
- Extending to approx. 6,628 Sq Ft (615.76 Sq M).
- Eaves height of approx. 6.8 metres.
- Fully fitted accommodation requiring minimal incoming expenditure.
- Ample on-site parking/servicing.
- Suitable for a variety of uses, subject to any necessary statutory consents.
- Rent - £42,000 pax, subject to contract.
- Immediately Available.

### Location

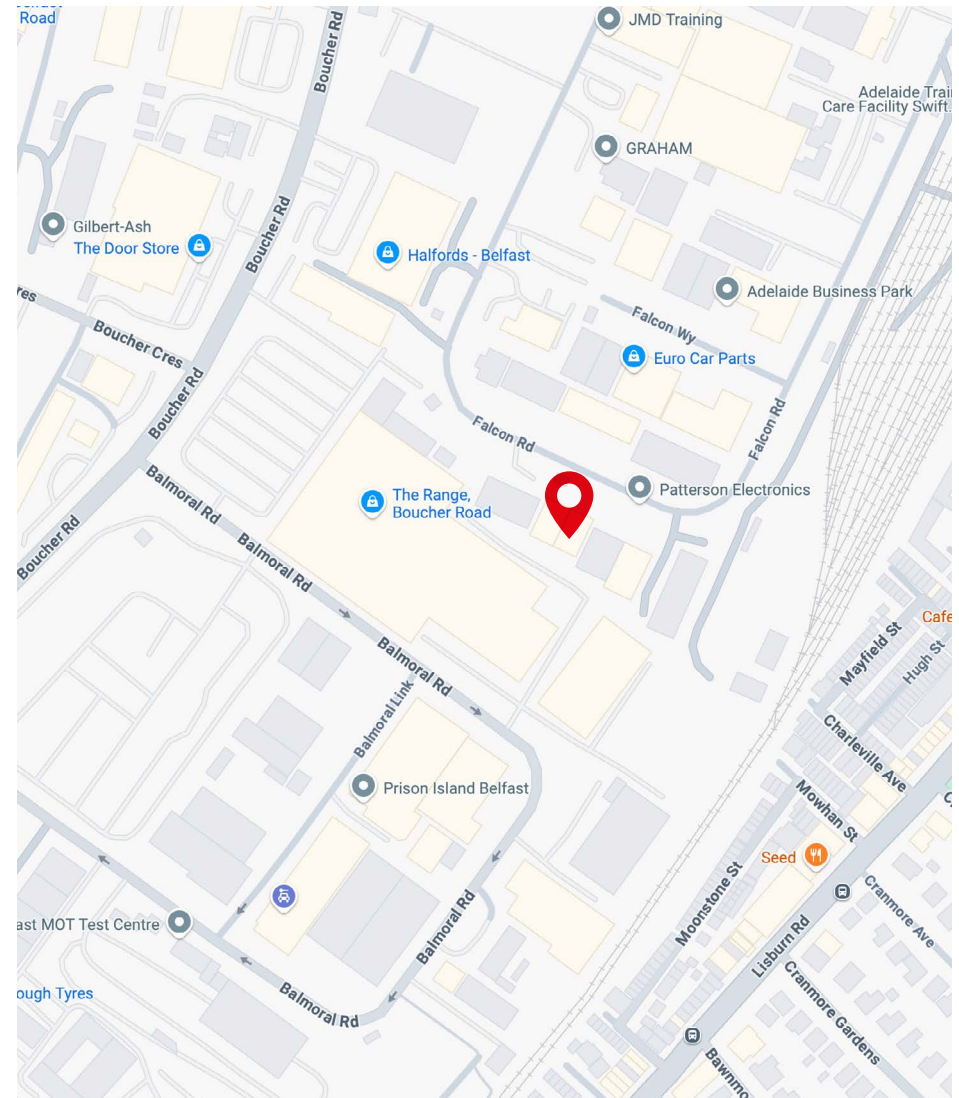
The subject property is located off the Boucher Road on a prominent site on Falcon Road in South Belfast.

The location benefits from a high degree of accessibility given its immediate proximity to the M1 Motorway (c.0.5 miles) and Belfast City Centre (c.1.5 miles).

Occupiers in the locality include; Soaks Bathrooms, Dessian PVCu Fabricators, The Wooden Floor Company, Euro Car Parts, Macnaughton Blair, Kitchen Design Centre and Teamwear Ireland.



Not To Scale. For indicative purposes only.



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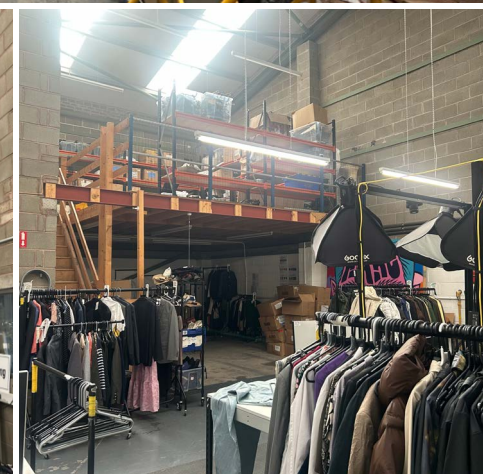
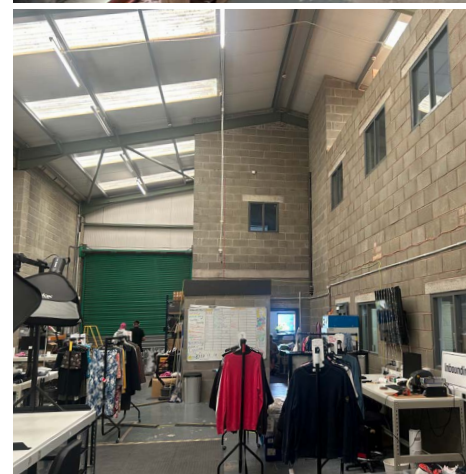


#### Description

The subject forms part of a modern showroom/warehouse development which comprises two units. The property is of a steel portal frame construction enclosed with a combination of brick/block work and profile metal cladding. The unit benefits from an electrically operated roller shutter door and trade counter shop frontage on the front elevation.

Internally the premises currently provide warehouse and office accommodation together with kitchen and WC facilities, all of which are finished/maintained to an excellent standard. The warehouse benefits from an eaves height of c.6.8 metres and a ridge height of c.7.8 metres with the roof containing translucent rooflights.

Externally the unit benefits from ample marshalling and on-site car parking.





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Accommodation

The property provides the following approximate internal area:

Description	Sq Ft	Sq M
Ground Floor Warehouse	2,064	191.75
Mezzanine Warehouse	430	39.95
Ground Floor Office Block	2,067	192.03
First Floor Office Block	2,067	192.03
Total	6,628	615.76

\* The Gross Internal Area of the ground floor extends to c.4,131 Sq Ft (383.78 Sq M).

Lease Details

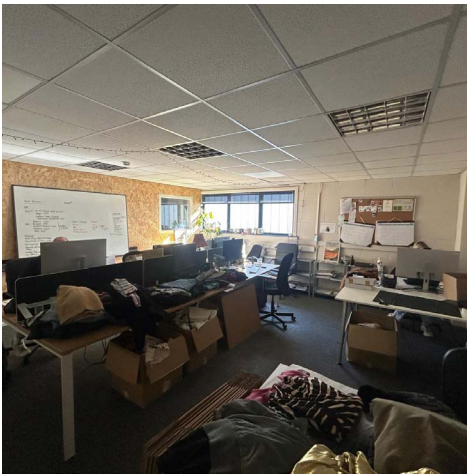
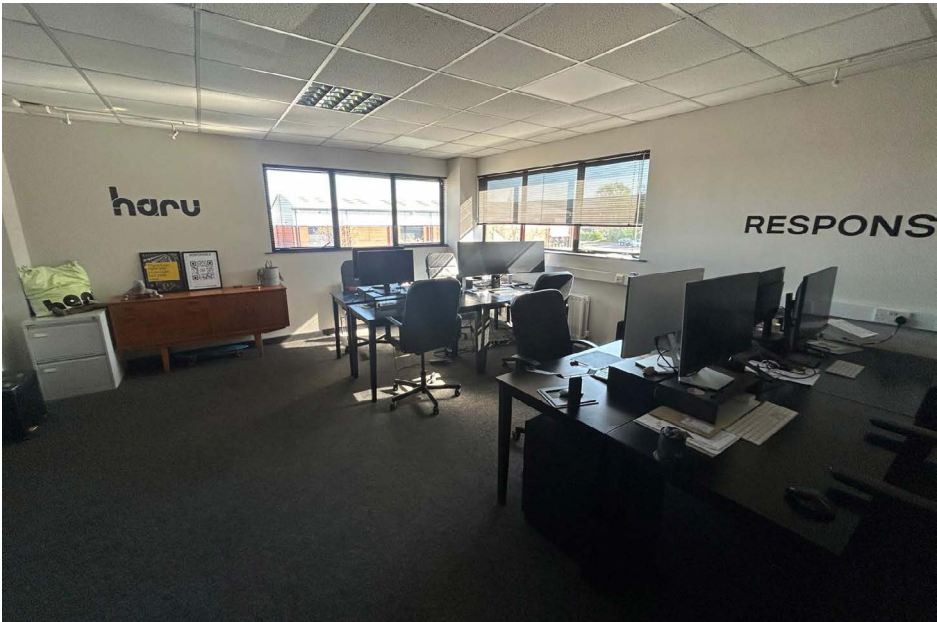
- Term: By negotiation.
- Rent: £42,000 per annum exclusive, subject to contract.
- Repairs: Full repairing terms. Tenant responsible for all repairs and maintenance to the property.
- Buildings Insurance: Tenant to reimburse the Landlord. Estimated at £2,000 pax.

Non Domestic Rates

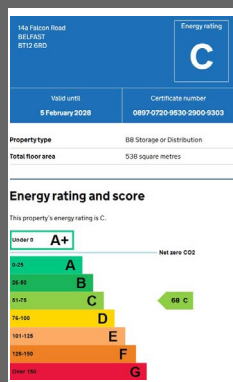
Rates payable for 2025/26 are approximately £17,681, excluding any reliefs that may be applicable.

VAT

We are advised that the property is currently VAT Registered.



## EPC



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