

To Let

Warehouse / Trade Counter Accommodation on a Self-Contained Site

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

**Northern[®]
Property**



To Let Unit 9, DC Enterprise Cntr, Kennedy Way, Belfast, BT11 9AP

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.



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Accommodation

	Sq M	Sq Ft
Warehouse (to include 2 storey office block)	c. 469 sq m	5,048 sq ft
Mezzanine Floor	c. 191 sq m	2,055 sq ft
TOTAL ACCOMODATION	c. 660 sq m	7,104 sq ft

Lease Details

Rent:	£35,000 per annum
Term:	5 years minimum
Service Charge:	N/A
Insurance:	£TBC (Payable by Tenant)

Rates

NAV: £18,800
 Estimated rates payable in accordance with LPS Website:
 £11,268.01

VAT

We are advised that the property is currently not VAT registered.



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EPC Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

To Be Confirmed

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