

AVAILABLE
APRIL 2026



**To Let Warehouse with
Ancillary Showroom & Offices**
27 Balmoral Road, Belfast BT12 6QB


McKIBBIN
COMMERCIAL
028 90 500 100

DESCRIPTION

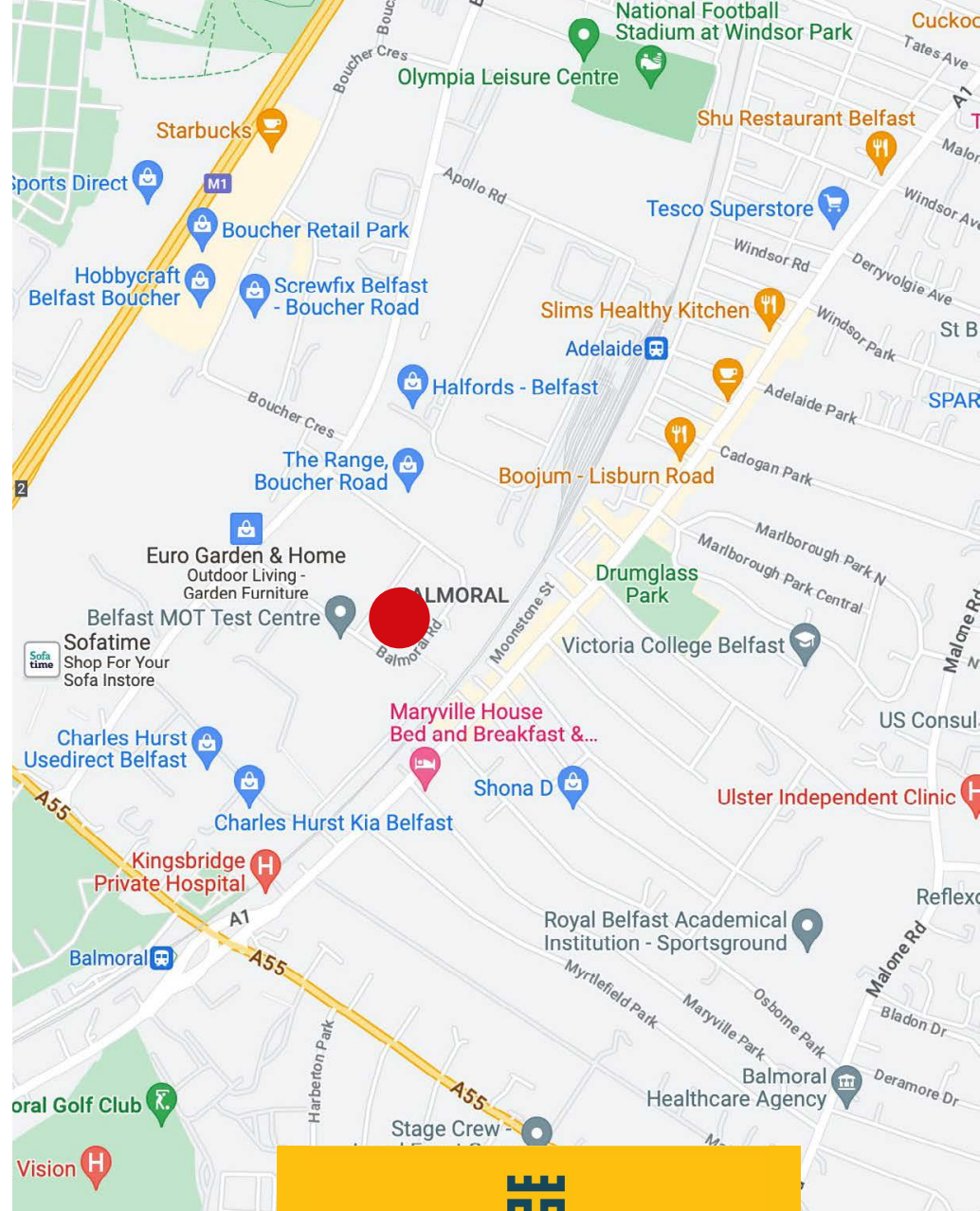
- The subject comprises a single storey warehouse of approximately 869.75 m² (9,362 ft²) with ancillary showroom and office of 140.84 m² (1,516 ft²).
- The premises has frontage to both Balmoral Road and Balmoral Link.

LOCATION

- The subject property is located at the junction of Balmoral Road and Balmoral Link, a short distance from the Boucher Road. The property is located approximately 2 miles from Belfast City Centre, approximately 0.25 miles from the Broadway junction of the M1 Motorway/Westlink and also 1 mile from the Stockmans Lane junction of the M1.
- The Boucher Road area has evolved over the years from being predominantly a car showroom and industrial location to now being a more diverse area which includes many of the leading car dealerships and retail parks.
- Occupiers in the area include Vehicle Inspection & Testing Centre, MacBlair and Haldane & Fisher.

ACCOMMODATION

Description	Sq M	Sq Ft
Warehouse	869.75	9,362
Showroom/Offices	140.84	1,516
Total Area	1,010.59	10,878



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TITLE

Term:	10 years
Rent Review:	Upward only at the expiry of the 5th year
Rent:	£75,250 per annum exclusive
Repairs & Insurance:	Tenant to be responsible for internal repairs and reimbursement of the building insurance premium to the Landlord, which is estimated to be £2,180.
Service Charge:	Levied to cover a fair proportion of the Landlord's costs of external repairs and any other reasonable outgoings of the Landlord. Currently charged on an adhoc basis.

RATES

We understand that the property has been assessed for rating purposes, as follows:

NAV: £38,400

Rate in £ 2025/26 = 0.626592

Therefore Rates Payable 2025/26 = £24,061

Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

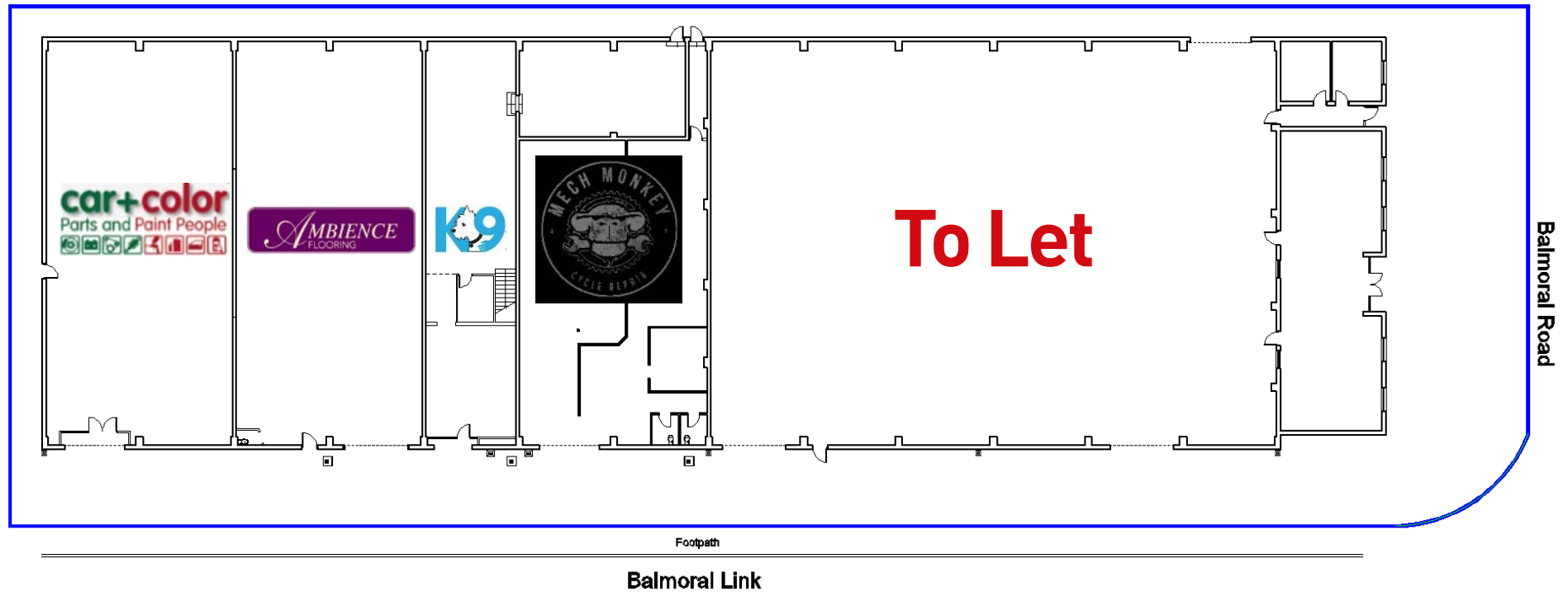
The property is not registered for Value Added Tax.



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SITE LAYOUT



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EPC

Energy performance certificate (EPC)	
Current energy rating F	Valid until 15 September 2021
Property type A1/A2 Retail and Financial/Professional services	
Total floor area 1,581 square metres	
Energy rating and score This property's current energy rating is F. The better the rating and score, the lower your property's carbon emissions are likely to be. Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.	
How this property compares to others Properties similar to this one could have ratings: If newly built If typical of the building stock	

CONTACT

For further information or to arrange a viewing contact:

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