



For Sale

Superb Warehouse With Office Space

Unit 24 22 Heron Road, Sydenham Intake, Sydenham, Belfast BT3 9LE



McKIBBIN
COMMERCIAL

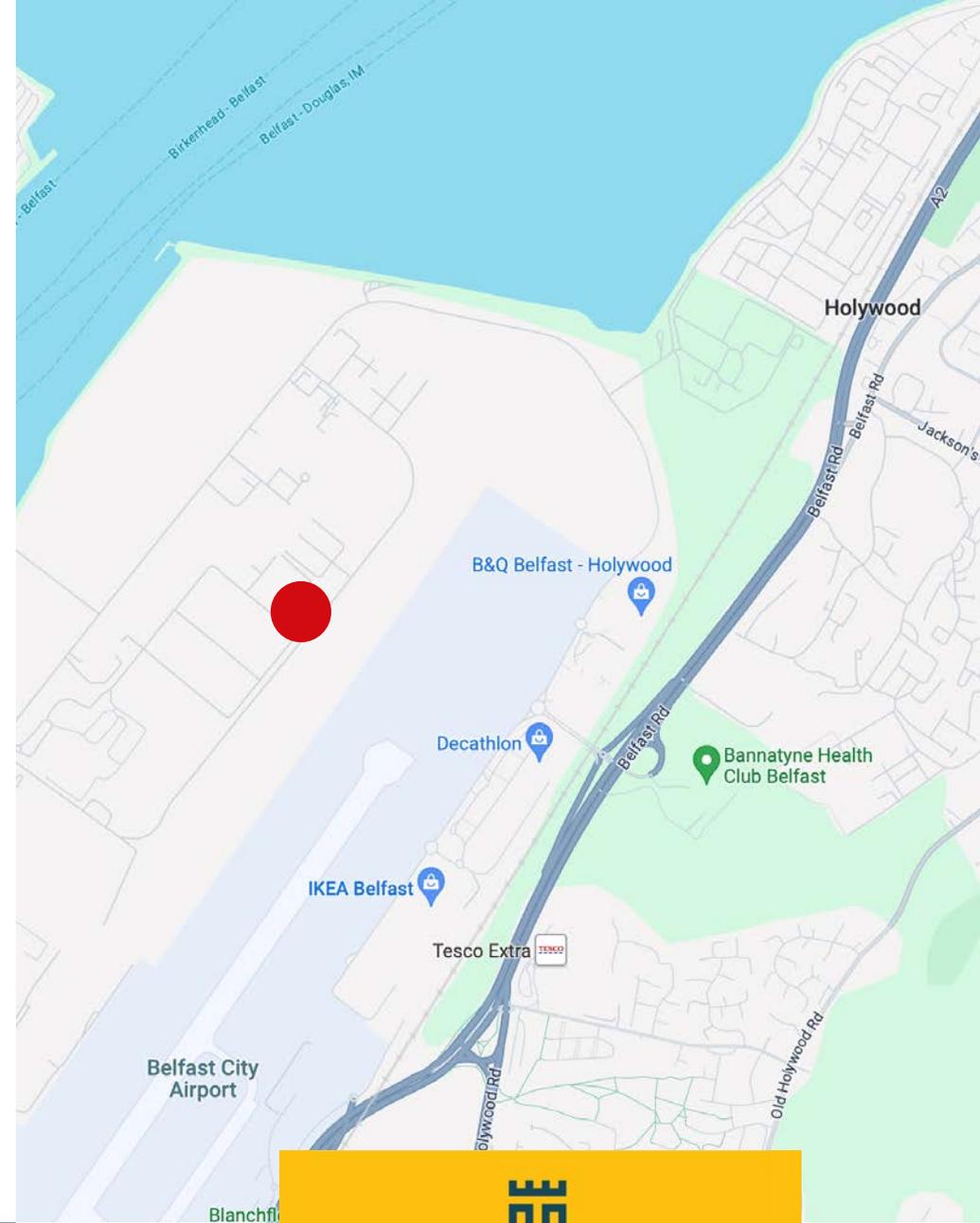
028 90 500 100

LOCATION

- Unit A3 is situated within Heron Business Park on Heron Road, a well-established industrial location in Belfast.
- The property benefits from excellent connectivity, with easy access to the M2 motorway, Belfast Port, and Belfast City Centre.
- The surrounding area is home to a range of industrial, logistics, and trade occupiers, making it a strong location for warehouse and distribution uses.
- Belfast City Airport and the wider Harbour Estate are also within close proximity.

DESCRIPTION

- The property comprises a modern warehouse unit with roller shutter access suitable for loading and unloading.
- The unit includes a mezzanine floor, providing additional storage or operational space.
- Internally, the unit benefits from dedicated office accommodation, kitchen facilities, and WC provisions.
- The unit is suitable for a range of industrial, storage, trade counter, or light manufacturing uses.



For Sale

Superb Warehouse With Office Space

Unit 24 22 Heron Road, Sydenham Intake, Sydenham, Belfast BT3 9LE



McKIBBIN
COMMERCIAL

028 90 500 100

ACCOMMODATION

Description	Sq M	Sq Ft
Warehouse	186.92	2,012
Mezzanine	198.53	2,137
Office	18.58	200
Kithcen	13.00	140
Boardroom	28.61	308
Entrance Hall	18.02	194
Total	463.66	4,992

SALE DETAILS

Price: £180,000.00 exclusive.

Title: We have been advised that the property is held by way of Long Leasehold. Further details are available upon request from the agent. The current passing Ground Rent is c. £8,727.24+VAT per annum.

Service Charge: Service charge of £1,184.64 exclusive.

RATES INFORMATION

NAV: £22,200

Rate in £ 2025/26 = 0.62657

Therefore Rates Payable 2025/26 = £13,910

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

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to value added tax.



For Sale
Superb Warehouse With Office Space

Unit 24 22 Heron Road Sydenham Intake Sydenham Belfast BT3 9LE


McKIBBIN
COMMERCIAL
028 90 500 100

EPC

Awaiting EPC

CONTACT

For further information or to arrange a viewing contact:

Ben Escott

be@mckibbin.co.uk

McKibbin Commercial Property Consultants

Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

02890 500 100

property@mckibbin.co.uk

www.mckibbin.co.uk

Disclaimer - McKIBBIN COMMERCIAL PROPERTY CONSULTANTS (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) McKIBBIN COMMERCIAL PROPERTY CONSULTANTS cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) McKIBBIN COMMERCIAL PROPERTY CONSULTANTS will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Customer Due Diligence - As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukxi/2017/692/> made Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McKIBBIN COMMERCIAL PROPERTY CONSULTANTS. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.



Follow us for up-to-date news and information!



McKIBBIN
COMMERCIAL

028 90 500 100