

Unit 10 - To Let



To Let Warehouse Space

Unit 10, DC Business Park, Kennedy Way, Belfast BT11 9AP



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COMMERCIAL

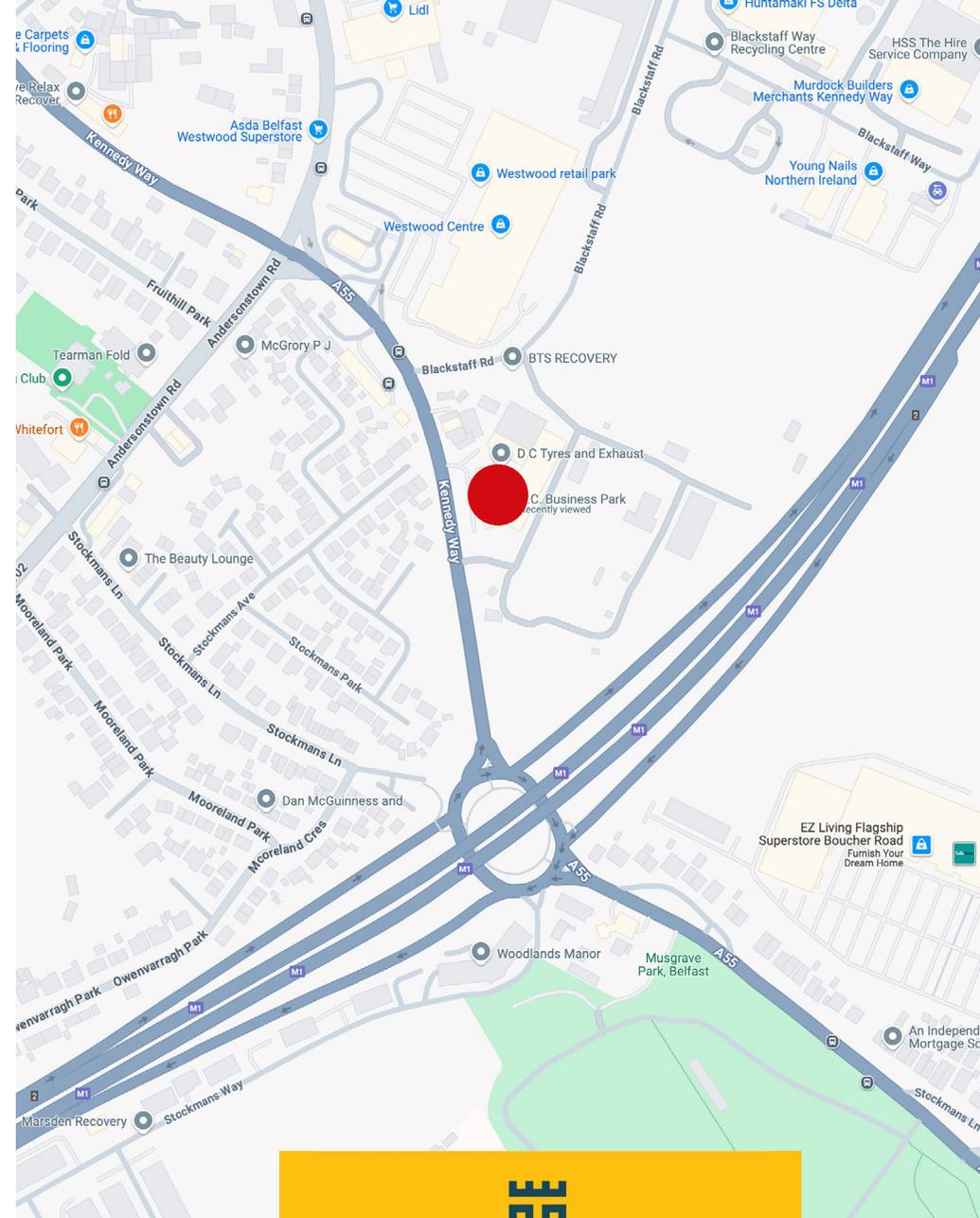
028 90 500 100

LOCATION

- The Development occupies a high profile location on Kennedy Way just off the M1 Motorway, approximately 2 miles south-west of Belfast City Centre.
- Kennedy Way links the Stockmans Lane Roundabout (Junction 2 of the M1 Motorway)
- The Centre is a mix of light industrial and office buildings located on a successful Business Park.
- Occupiers are both local and national traders such as Tile Source Limited, Hello Peachy, Dominoes pizza and DC Tyres.

DESCRIPTION

- L-shaped open plan warehouse providing flexible accommodation suitable for storage, light industrial or distribution use.
- Ground floor includes WC facilities and a dedicated storage area.
- Open plan mezzanine level offering additional usable space, incorporating a fitted office.
- The unit is presented in good overall condition throughout and is suitable for a range of commercial occupiers.



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ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Open Plan Area	154.84	1,666
	Storage	18.3	196
	Toilet		
Mezzanine	Open plan Area	86.68	933
	Storage	16	172
	Office	16.45	177
Total Area		292.27	3,146

LEASE DETAILS

Term:	Negotiable.
Rent:	£13,750 per annum.
Repairs & Insurance:	Tenant responsible for internal repairs and reimbursement of a fair proportion of the buildings insurance premium to the Landlord.
Service Charge:	Levied to cover a fair proportion of the cost of external maintenance and repairs, together with any reasonable outgoings of the Landlord.

RATES INFORMATION

NAV: £9,350

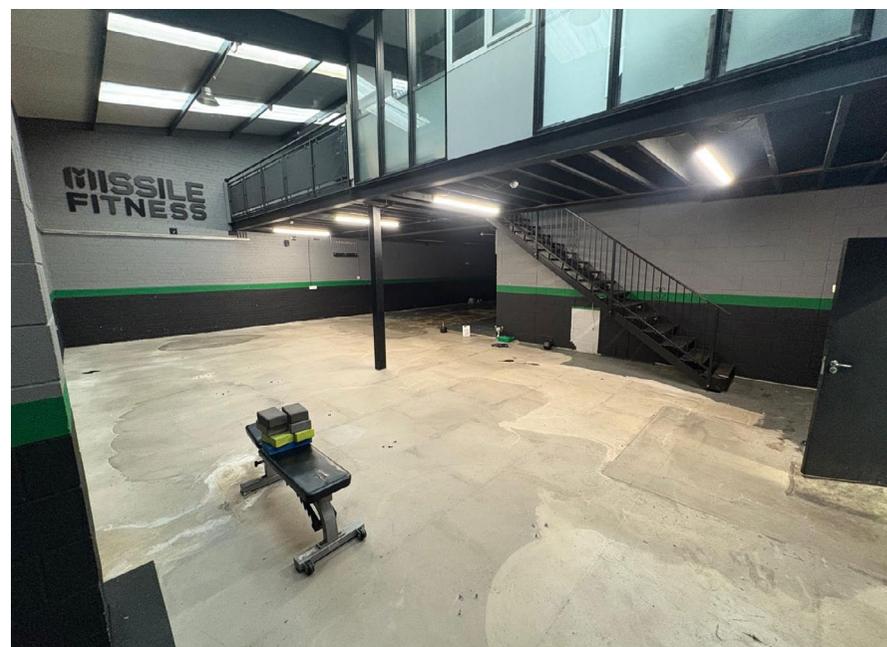
Rate in £ 2025/2026 = 0.626631

Therefore Rates Payable 2023/24 = £5,859

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.



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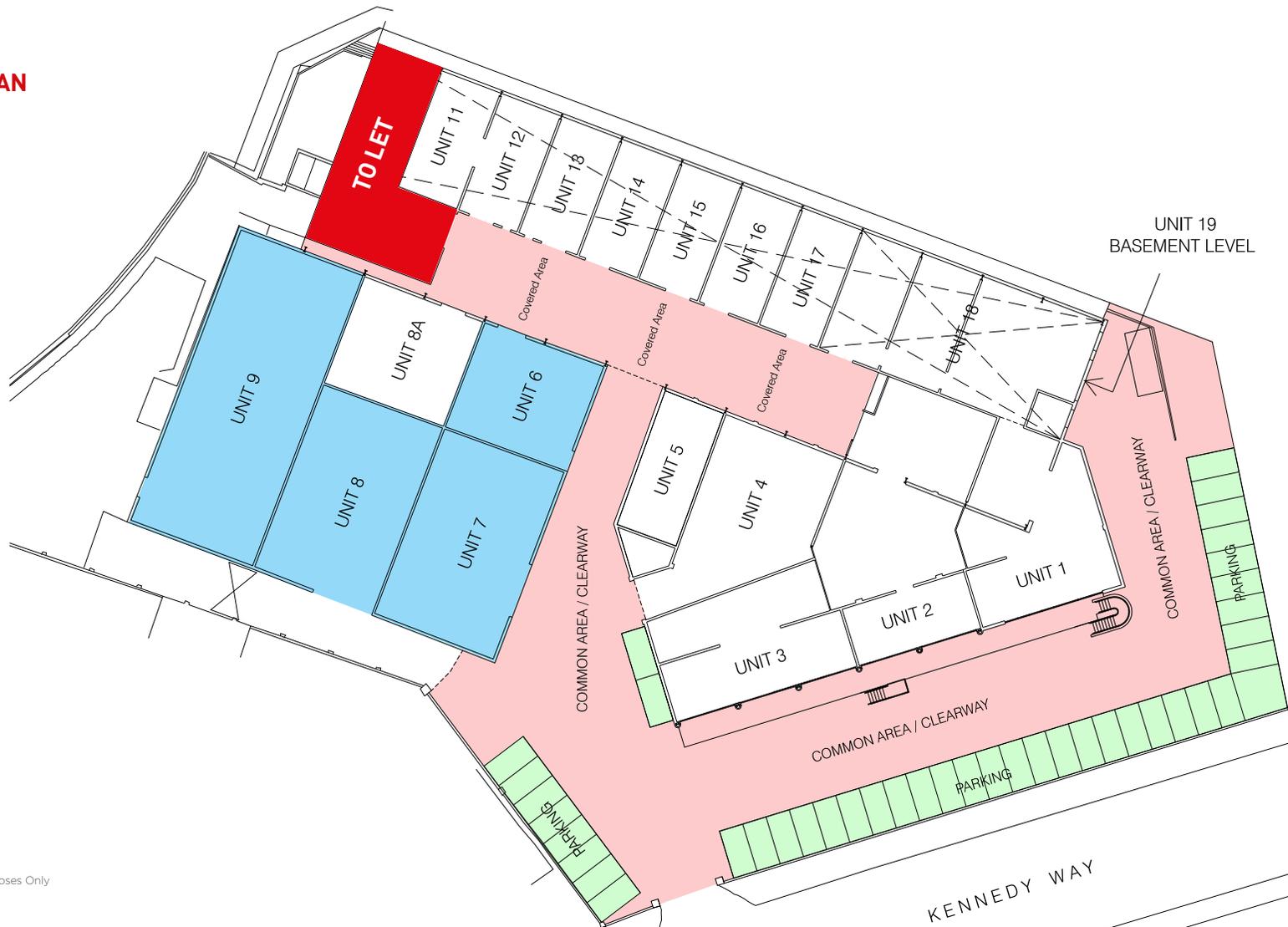
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LAYOUT PLAN

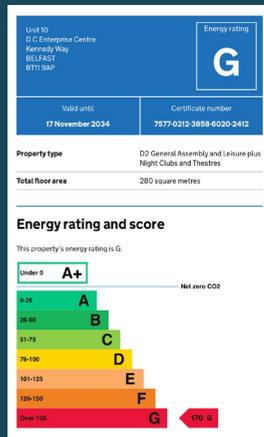


For Identification Purposes Only

For Sale Retail & Industrial Investment
DC Business Park, Kennedy Way, Belfast BT11 9AP

The logo features a stylized 'M' and 'K' symbol above the text 'McKIBBIN' in a bold, blue font, with 'COMMERCIAL' in a smaller, red font below it. At the bottom, the phone number '028 90 500 100' is displayed in a large, red font.

EPC



CONTACT

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