



For Sale/To Let
Superb Warehouse With Office Space
11 Falcon Road, Belfast BT12 6RD



McKIBBIN
COMMERCIAL

028 90 500 100

LOCATION

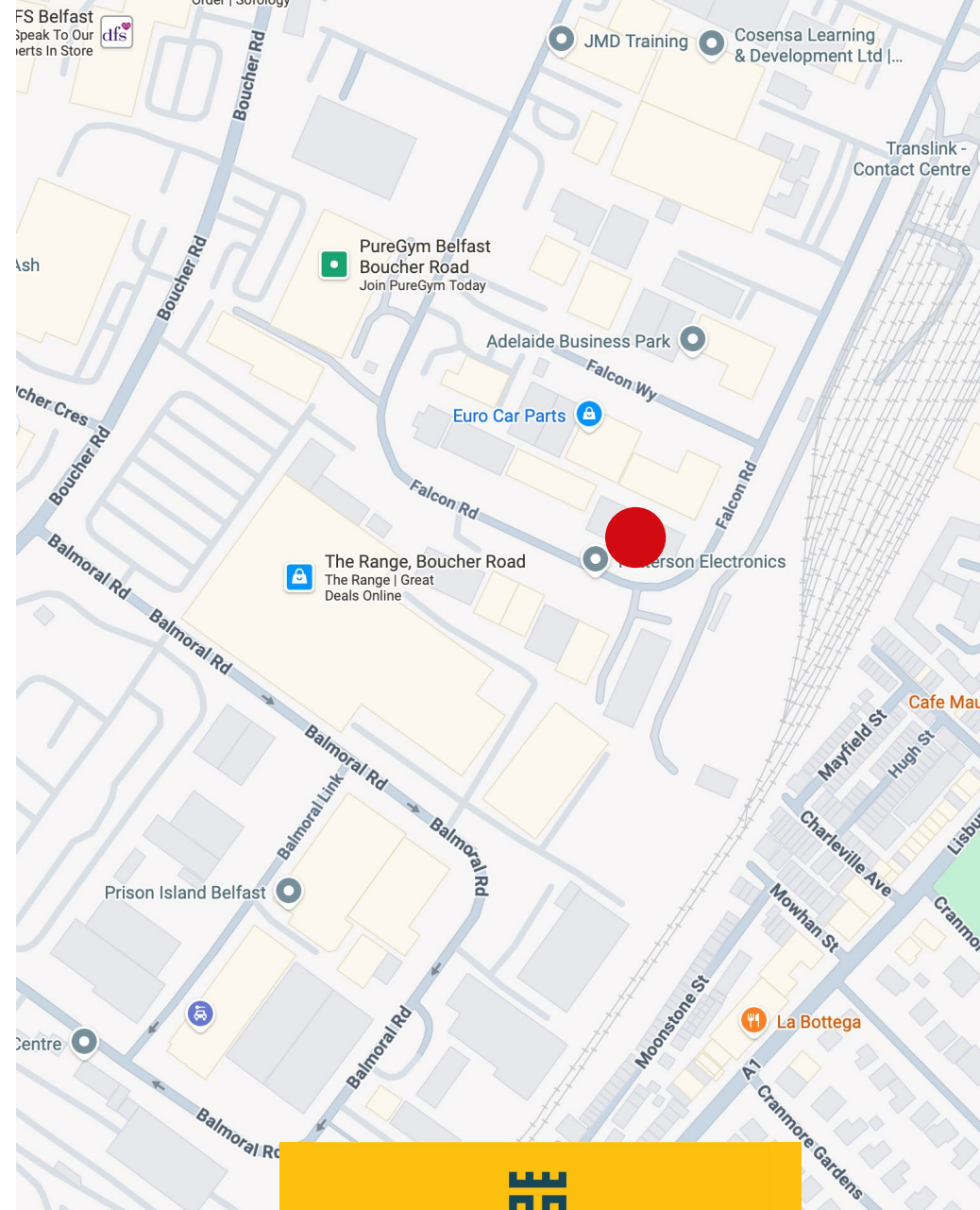
- 11 Falcon Road is located within an established industrial area, offering excellent access to key arterial routes and transport links.
- The property benefits from proximity to major road networks, making it ideal for distribution, storage, and logistics operations.
- The surrounding area comprises a mix of warehouse, trade, and industrial occupiers.

DESCRIPTION

- The property comprises a modern warehouse facility with integrated first-floor office accommodation.
- The office space includes kitchen and WC facilities, providing a self-contained and practical working environment.
- The warehouse benefits from roller shutter access and existing racking, subject to availability and tenant requirements.
- Ample on-site parking is available directly to the front of the building.
- The property is suitable for a range of industrial, storage, and distribution uses.
- Eaves height of 5.9m and apex of 7.83m.

ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Warehouse	798.67	8,596.81
	Office/Kitchen	41.14	442.83
	Reception	20.21	217.53
	Office	21.50	231.42
First Floor	Offices	97.47	1,049.15
Total Net Internal Area		978.99	10,537.74



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LEASE DETAILS

Term: Negotiable.
Rent: £77,500 per annum.
Repairs & Insurance: The tenant is to be responsible on a full repairing and insuring basis
Service Charge: Service Charge: Levied to cover a fair proportion of the cost of external repairs and other reasonable outgoings of the Landlord.

PRICE DETAILS

Title: 125 years from 1st October 1993 at a peppercorn rent.
Price: We are seeking offers over £875,000, exclusive.

RATES INFORMATION

NAV: £47,100
Rate in £ 2025/26 = 0.6265919321
Therefore Rates Payable 2025/26 = £29,512.48

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

VAT

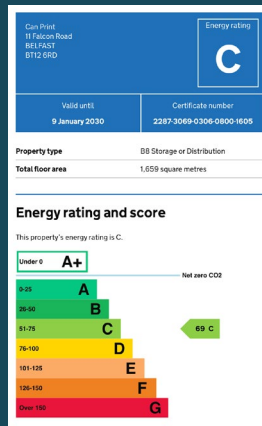
All prices, outgoings and rentals are exclusive of, but may be liable to value added tax.



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EPC



CONTACT

For further information or to arrange a viewing contact:

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