



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



McKIBBIN
COMMERCIAL

028 90 500 100

LOCATION

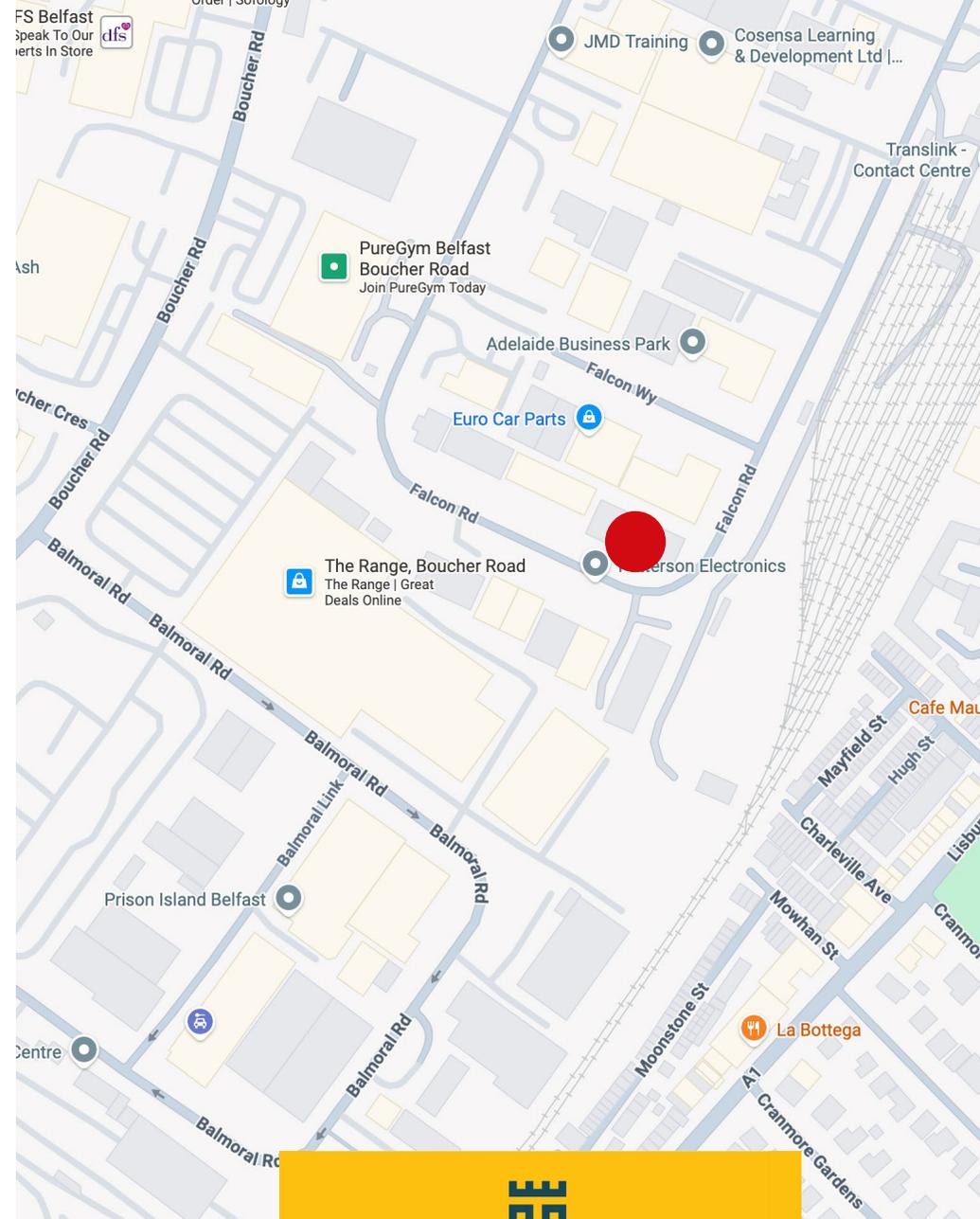
- 11 Falcon Road is located within an established industrial area, offering excellent access to key arterial routes and transport links.
- The property benefits from proximity to major road networks, making it ideal for distribution, storage, and logistics operations.
- The surrounding area comprises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

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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