

# Northern Property

Estate Agents & Property Consultants

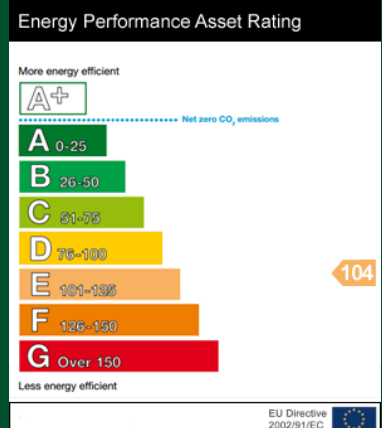


Unit 38, Glenwood Business Centre  
Springbank Place  
Belfast, BT17 0YU

Per Year  
**£4,350**



- Ground Floor Warehouse Unit
- Office Facilities
- Toilet Facilities
- Rates TBC
- Circa. 1000 Sqft



Telephone: 02890 313 133  
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# Description

## LOCATION

Glenwood Business Park is situated within Springbank Industrial Estate. The property is situated just off Pembroke Loop Road, in close proximity to the M1 motorway and approximately 5 miles from the city centre. The area also benefits from excellent public transport connections.

## DESCRIPTION

The premises comprises of a ground floor warehouse space, ideal for a small to medium business. The unit is finished with concrete flooring, enclosed with masonry walls and an electric roller shutter. This unit benefits from separate office space and a separate W.C. The unit is circa 1,000 Sqft.

The location is monitored by 24 hour CCTV that is linked to ESS and externally monitored between 6 pm to 6am. The site can be accessed 24/7, through the on site security guard for the main entrance and tenant swipe card access to industrial estate.

The potential tenants can also avail of the onsite communal facilities offered; these include, hiring an excellent modern training and conference room as well as a large computer suite.

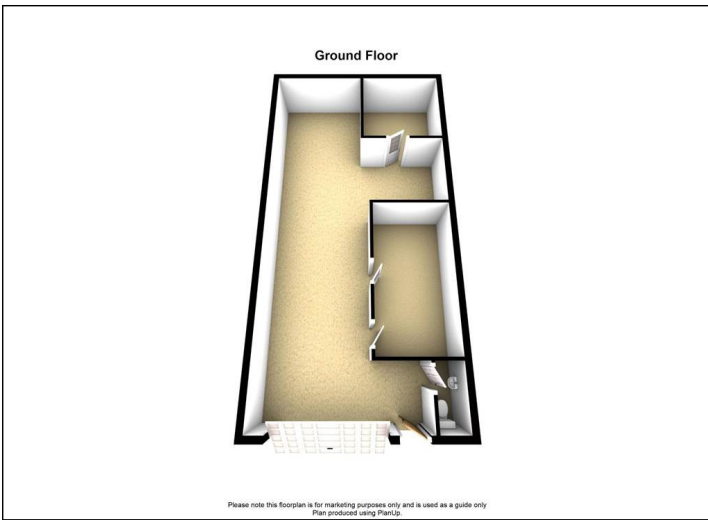
Overall this is an ideal opportunity for businesses to benefit from all the possible services an industrial estate has to offer with the advantage of 24/7 security and helpful onsite vendors.

**RENTAL PRICE** - We have been instructed to seek rent of £4,350 Per Annum plus VAT (£362.50 Per Month plus VAT)

**RATES** - Rates TBC

## FURTHER INFORMATION

For access, further information and/or register your interest, please contact:





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**Customer Due Diligence:**

As a business carrying out estate agency work we are required to verify the identity of both the vendor and 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/ukSI/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 agreement with Northern Property. 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.