



Instinctive
Excellence
in Property.

**Commercial/Employment Opportunity
Expressions of Interest**

Development Opportunity (STPP)

Site at Glen Road (Monagh By Pass)
Belfast
BT11 8BL

**COMMERCIAL/EMPLOYMENT
OPPORTUNITY**



Expressions of Interest

Commercial/Employment Development Opportunity

Lands at Glen Road/
Monagh Road
Belfast
BT11 8BL

COMMERCIAL/EMPLOYMENT

Location

The opportunity is located approximately 3.5 miles from Belfast city centre in a relatively built up residential area in West Belfast. The lands form part of a larger development (primarily residential use) with existing access directly off the Glen Road. Future access will be via the Monagh Road when the adjoining residential lands are developed.

Due to its location the land benefits from excellent transport links being only 1 mile from the M1 motorway (junction 2 Kennedy Way) providing convenient access to the rest of the province and airports/ports.

Description

The lands being offered are located in a single parcel and benefit from extensive frontage to the Monagh Road and have a sloping topography. The overall development known as Glenmona extends to approximately 75 acres for primarily residential development.

Planning

The development benefits from an outline planning permission for a mixed use scheme granted in 2013 and expiring in December 2025 under Planning Ref: Z/2010/1284/O.

Our clients have a planning application pending and it is anticipated that full planning permission should be granted shortly for development of over 650 houses, commercial and hotel accommodation.

Details of the commercial scheme proposal is highlighted below.

Proposed Scheme

Employment	Sq M	Sq Ft
Business / Office (Class B1)	2,129	22,920
Business / Industrial (Class B1 & B2)	1,526	16,426

VAT

All prices quoted are exclusive of but may be liable to VAT.

Service Charge

A service charge may be levied to cover the insurance, upkeep, maintenance and repair of any common parts of the development.

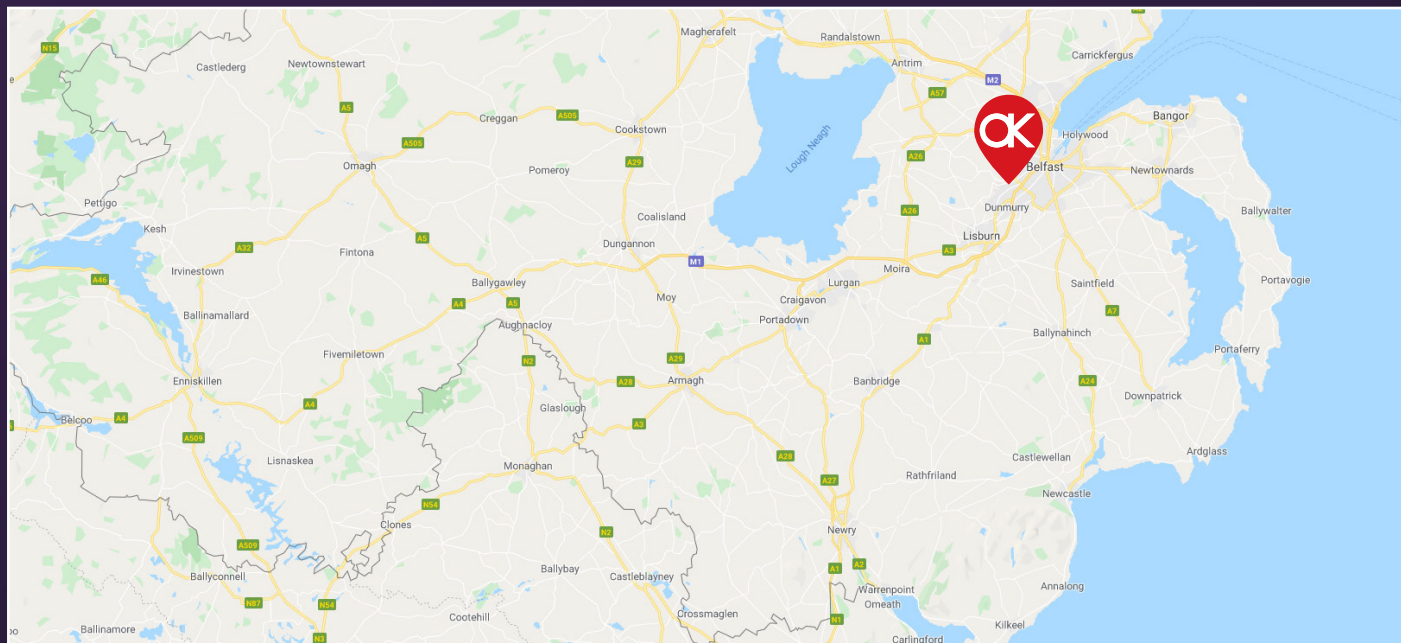
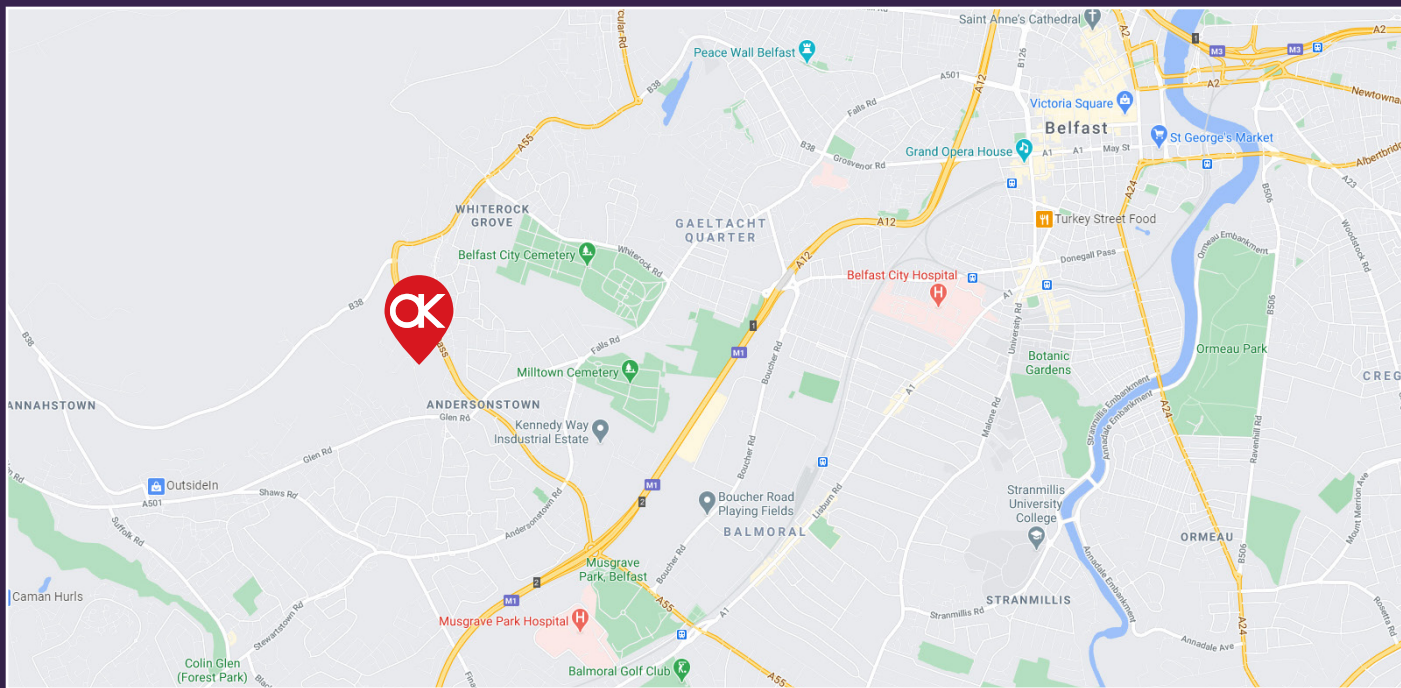
Proposal

Our client is willing to consider any leasing, acquisition and/or joint venture for this commercial opportunity. Should you wish to submit an expression of interest please forward the following information to Mark Carron via email or in writing:-

1. Confirmation of applicants identity
2. Proposal summary of interest
3. Track record
4. Funding source
5. Any conditions
6. Timescales

Proposed Employment Site Layout Plan





FOR IDENTIFICATION PURPOSES ONLY

MARK CARRON: 📞 028 9027 0016 📠 079 8099 9149 ✉ mark.carron@osborneking.com

Osborne King, 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD
📞 028 9027 0000 ✉ property@osborneking.com 🌐 www.osborneking.com 📷 📺 📱 📺

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 Osborne King. 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.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.