



## Excellent Warehousing & Business Units

### Property Highlights

- Warehouse extending to approx. 5,694 sqft (529 sqm) with a business unit available of approx. 829 sqft (77 sqm).
- Situated between the Crumlin Road and Oldpark Road within easy reach of Belfast City Centre, the Westlink and the wider motorway network.
- Ample on-site parking.

For more information, please contact:

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### Location

Situated at the corner of the Hillview Road and Oldpark Road, the property's location provides ease of access to the City Centre (approx. 1.5 miles) as well as the Westlink and wider motorway network. Occupiers in the locality include Regency Print & Display, JP Corry Builders Merchants, GM Marketing, MAC Autoparts and Olympus Gym.

### Description

1-7 Hillview Road comprises a multi-tenanted commercial/industrial premises benefitting from ample parking and a new concrete marshalling area. The available warehouse unit is finished to include screed concrete floor, part clad brick/blockwork walls and a profile metal roof with an eaves height of approx. 5.35m rising to approx. 7.0m. It benefits from a new 4.90m high roller shutter door.

The business units are finished to a shell specification but can be fitted out to suit an occupiers needs, subject to negotiation and agreement.

### Accommodation

The property provides the following approximate gross internal areas:

Description	Sq Ft	Sq M
Unit 2A - Warehouse	5,694	529.00
Unit 5 - Business Unit	829	77.00

### Lease Details

<b>Term</b>	By negotiation
<b>Rent</b>	On Application, subject to handover specification.
<b>Repairs</b>	Full Repairing terms by way of service charge.
<b>Insurance</b>	Tenant to reimburse the landlord in respect of a fair proportion of the building insurance premium.



NAV

To be assessed. Rate in £ for Belfast 2021/22 is 0.543147.

VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable at the prevailing rate.



Not to scale, for identification purposes only

