

# McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



# TO LET

## MODERN WAREHOUSE

UNIT 3  
BLACKSTAFF HOUSE  
6B WILDFLOWER WAY  
BOUCHER ROAD  
BELFAST

c. 472 M<sup>2</sup> (5,080 FT<sup>2</sup>)



### CONTACT:

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- Convenient and accessible location, off Boucher Road, in close proximity to the M1 Motorway, Westlink and Belfast City Centre, which is popular for showrooms, offices, business units, warehousing and distribution units.
- Surrounding occupiers include Hospital Services Ltd, Cardiac Services, Tayto, Blue Aries Tiles and Bathrooms, Corrigan's Self Drive Hire and Locksley Engineering Co Ltd.
- The building was constructed in 1999, and is subdivided into three units. Unit 1 is offices occupied by OxygenCare. Unit 2 is a trade counter/showroom unit occupied by JMD Training. Unit 3, the subject, is a modern warehouse.
- The warehouse provides modern, bright, storage accommodation of approximately 5,000 sq ft with heating from a Benson gas fired boiler, vehicular access via sliding folding doors, separate pedestrian access, and on site parking for 12 cars.

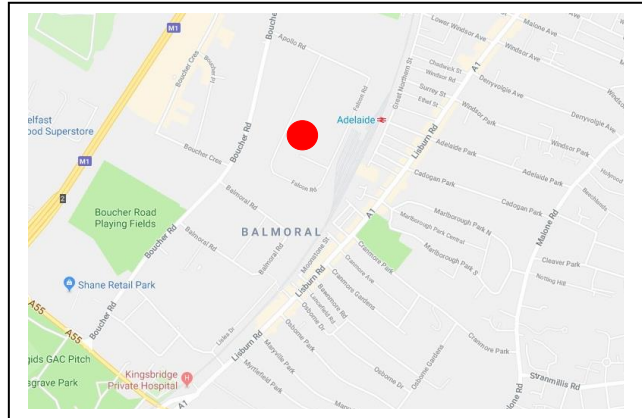
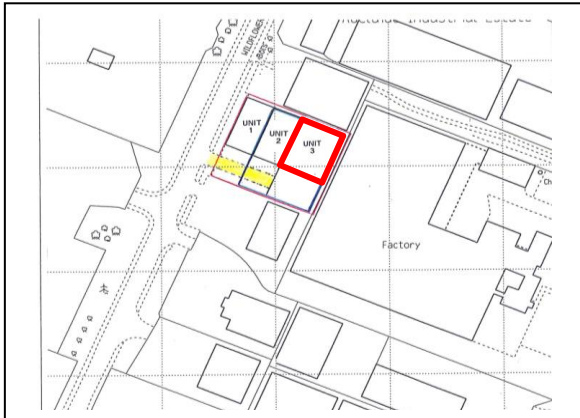
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Unit 3, Blackstaff House, 6B Wildflower Way, Boucher Road, Belfast



### LEASE DETAILS

#### Term:

5 or 10 years, subject to a rent review after 5 years.

#### Rent:

£30,000 per annum, plus rates, payable quarterly in advance.

#### Repairs & Insurance:

Tenant responsible for all repairs and to reimburse the Landlord with cost of the insurance premium.

#### Service Charge:

A service charge will be levied to cover a fair proportion of the cost of the maintenance and upkeep of the carpark/common area and management fees. Estimated at £3,000 per annum.

### SECURITY DEPOSIT

A security deposit amounting to one quarter's rent will be held by the Landlord as security in case of default.

### VAT

The property is not registered for Value Added Tax.

### ACCOMMODATION

All Ground Floor 19.5 m x 24.2 m (64' x 79' 6")	Overall Area – c. 472 m <sup>2</sup> (5,080 ft <sup>2</sup> )
Sub-divided as follows:	
Warehouse	– c. 429.2 m <sup>2</sup> (4,620 ft <sup>2</sup> )
Office 1	– c. 14.0 m <sup>2</sup> ( 151 ft <sup>2</sup> )
Office 2	– c. 14.8 m <sup>2</sup> ( 159 ft <sup>2</sup> )
Store	– c. 4.3 m <sup>2</sup> ( 46 ft <sup>2</sup> )
WC	

### RATES INFORMATION

We are advised by Land & Property Services that the Rateable Value of the unit is £19,000.

Rate in £ for 2022/23 = £ 0.5510

Rates payable approx. £10,470

