

# FOR SALE / TO LET



122-126 DUNCRUE STREET, BELFAST, BT3 9AR

ONE OF THE FEW, HIGH SPECIFICATION WAREHOUSE OPPORTUNITIES  
IN THE GREATER BELFAST AREA UNDER CONSTRUCTION

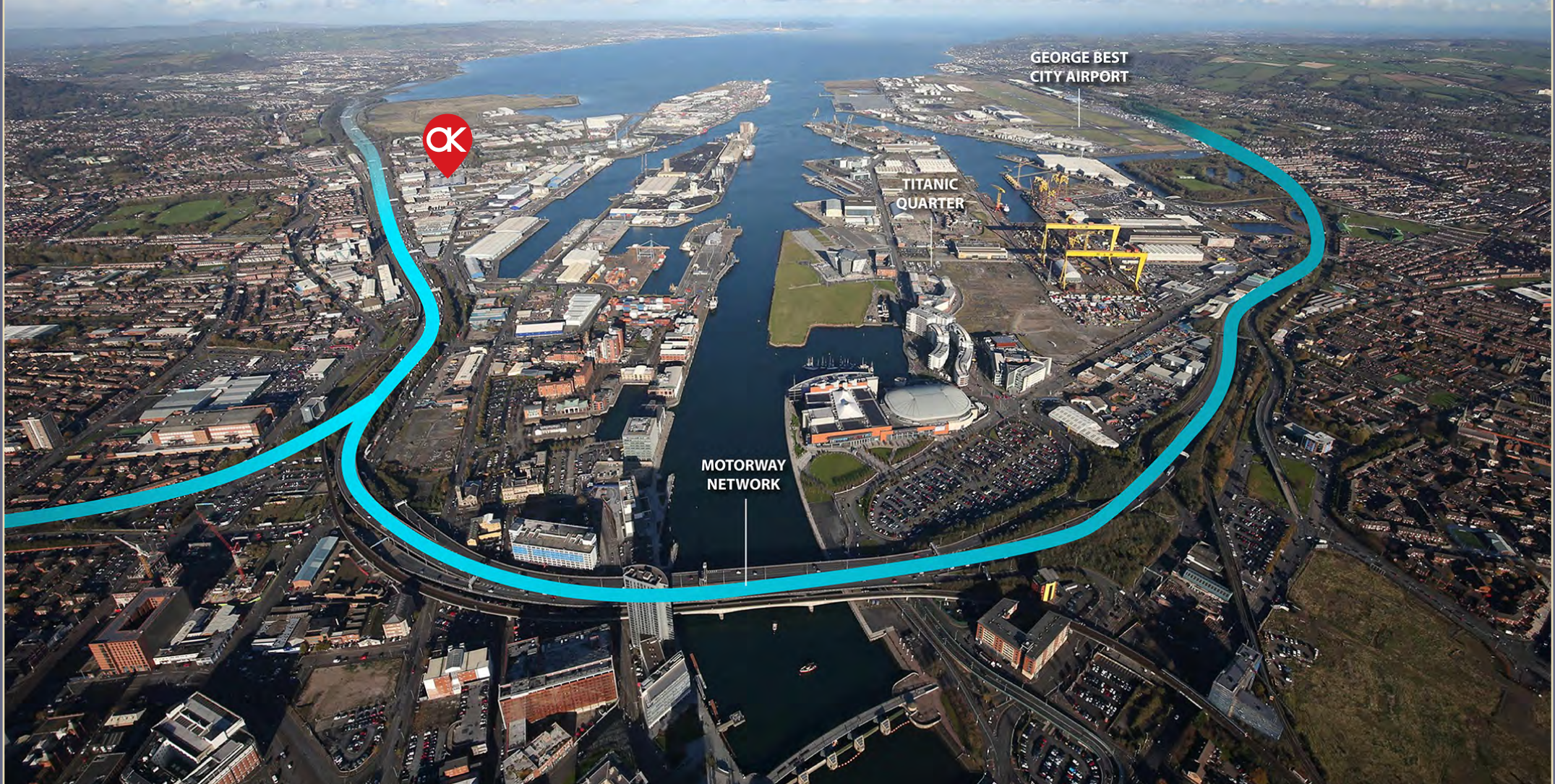
c. 108,219 SQ FT (c. 10,053 SQ M)

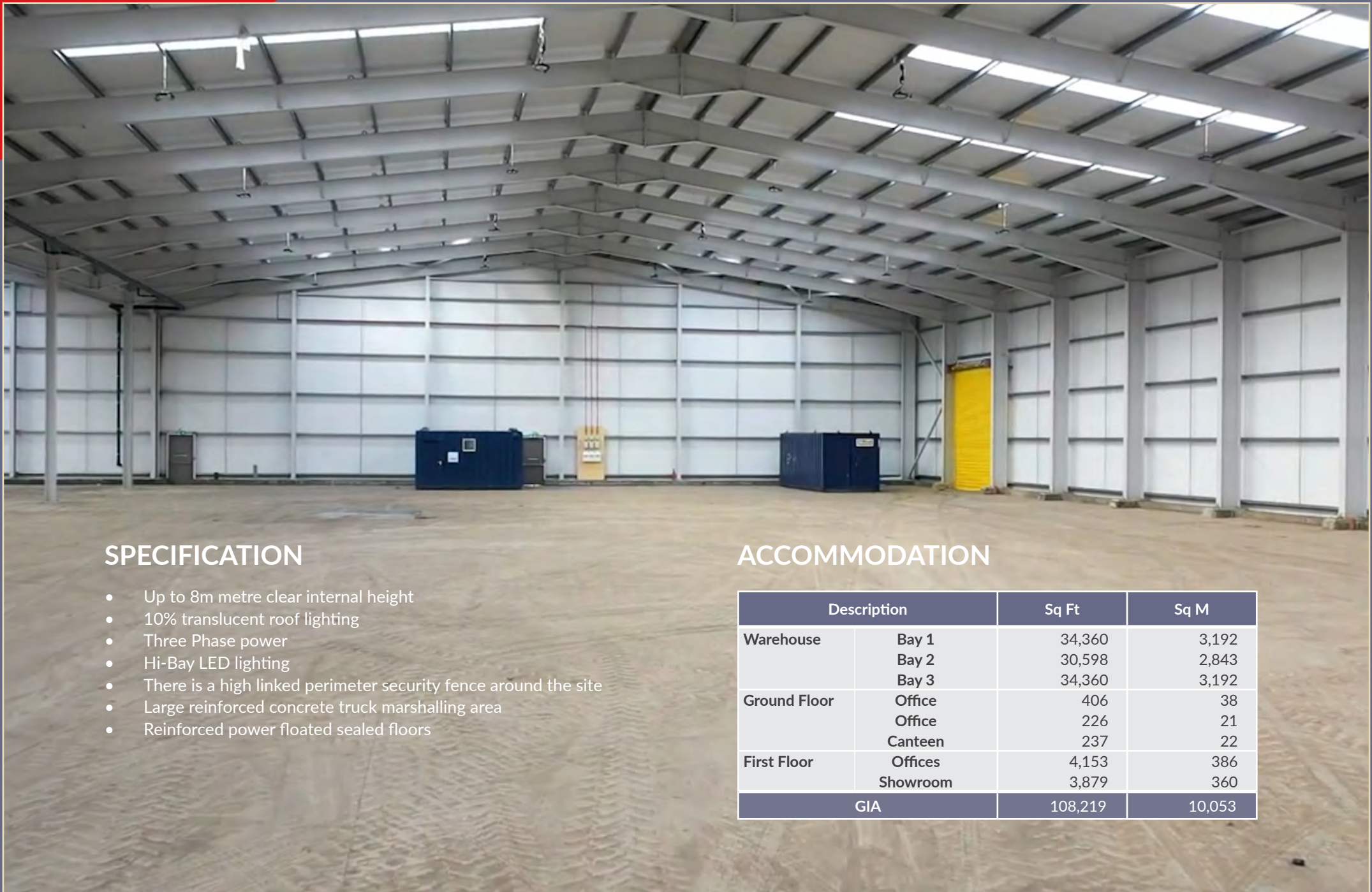


Distance From	Miles
Belfast City Centre	2
George Best City Airport	3
Londonderry/Derry	c. 70
Dublin	c. 100

**LOCATION**

- Situated in one of Belfast's key logistic/industrial locations within the Duncrue Industrial Estate.
- The property is within close proximity to the Belfast Harbour and benefits from excellent road links to the M2 motorway via the Fortwilliam interchange.
- The Duncrue area comprises a number of high profile occupiers including Devenish, Hamilton Shipping and Independent News & Media.





**SPECIFICATION**

- Up to 8m metre clear internal height
- 10% translucent roof lighting
- Three Phase power
- Hi-Bay LED lighting
- There is a high linked perimeter security fence around the site
- Large reinforced concrete truck marshalling area
- Reinforced power floated sealed floors

**ACCOMMODATION**

Description		Sq Ft	Sq M
Warehouse	Bay 1	34,360	3,192
	Bay 2	30,598	2,843
	Bay 3	34,360	3,192
Ground Floor	Office	406	38
	Office	226	21
	Canteen	237	22
First Floor	Offices	4,153	386
	Showroom	3,879	360
GIA		108,219	10,053



### LEASE TERMS

**Rent:** From £7.50 per sq ft exclusive  
**Term:** New 15 year lease  
**Repairs/Insurance:** Full repairing and insuring terms  
**Tenure:** The site is held Freehold  
**Rates:** To be assessed upon completion  
**VAT:** All prices are quoted exclusive of VAT  
**EPC:** Provided upon construction completion

### SALE DETAILS

**Guide Price:** On application



**FOR SALE/TO LET**

**122-126 DUNCRUE STREET, BELFAST, BT3 9AR**



- 1. WOLSELEY/COASTWAY STORAGE
- 2. ANSELL LIGHTING
- 3. CP HIRE
- 4. INTERPRESS
- 5. RTD CRAWFORD
- 6. WILSON SALT
- 7. INDEPENDENT NEWS & MEDIA
- 8. DEVENISH
- 9. MCKENZIES METAL RECYCLE
- 10. BELFAST SELF STORAGE



GAVIN CLARKE: 📞 028 9027 0031 📠 079 6817 9888 ✉ gavin.clarke@osborneking.com

CHRIS SWEENEY: 📞 028 9027 0032 📠 079 3142 2381 ✉ chris.sweeney@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 🐦 🌐 📘 📺

**DISCLAIMER**

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 & 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. Any plans are for convenience only. Their accuracy is not guaranteed and shall not be deemed to form part of any contract. Reproduced with the consent of Goad Cartographers Ltd, Old Hatfield.