

40 Ravenhill Road, Belfast, BT6 8EB

To Let

Warehouse/Office Accommodation totalling approximately 10,003 sq ft

With Additional Mezzanine Floor Space of approximately 3,371 sq ft



Lambert
Smith
Hampton

Location

Ravenhill Road is located on the edge of Belfast City Centre. The subject property benefits from access to the nearby Albertbridge Road/East Bridge Street and provides easy access to the M2/M3 motorway network and Belfast City Airport.

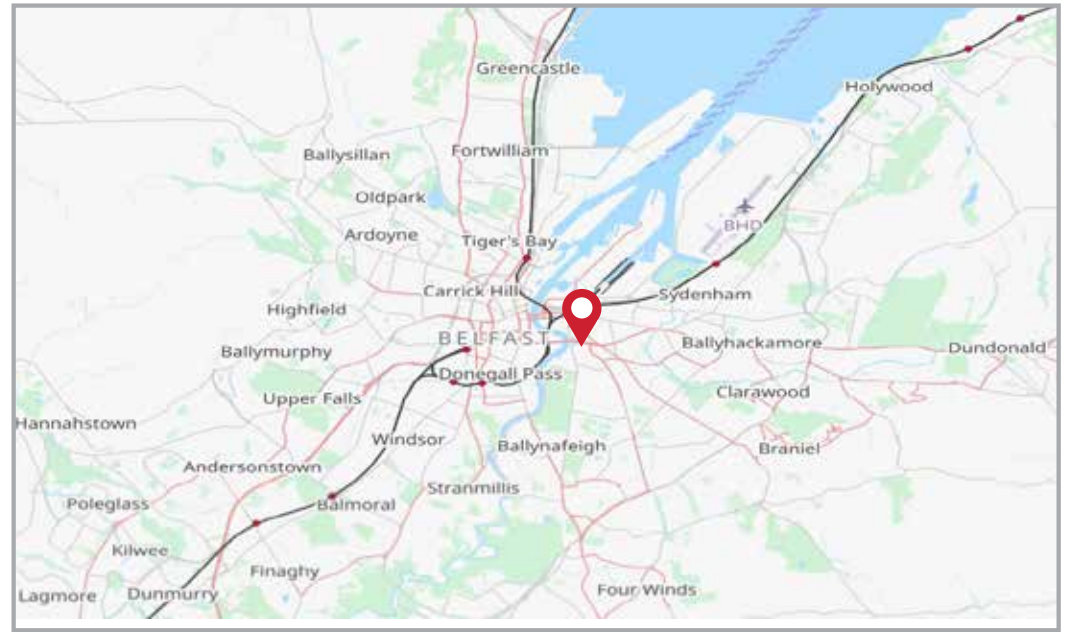
Belfast City Airport - 2.7 miles

Belfast Port - 2.6 miles

Belfast International Airport - 15.3 miles

Larne Port - 23.4 miles

The subject is situated on the Ravenhill Road and is neighboured by occupiers such as Hertz, NBC Group, Sterretts Auto Centre and Woodfloor Warehouse.



Description

Warehouse

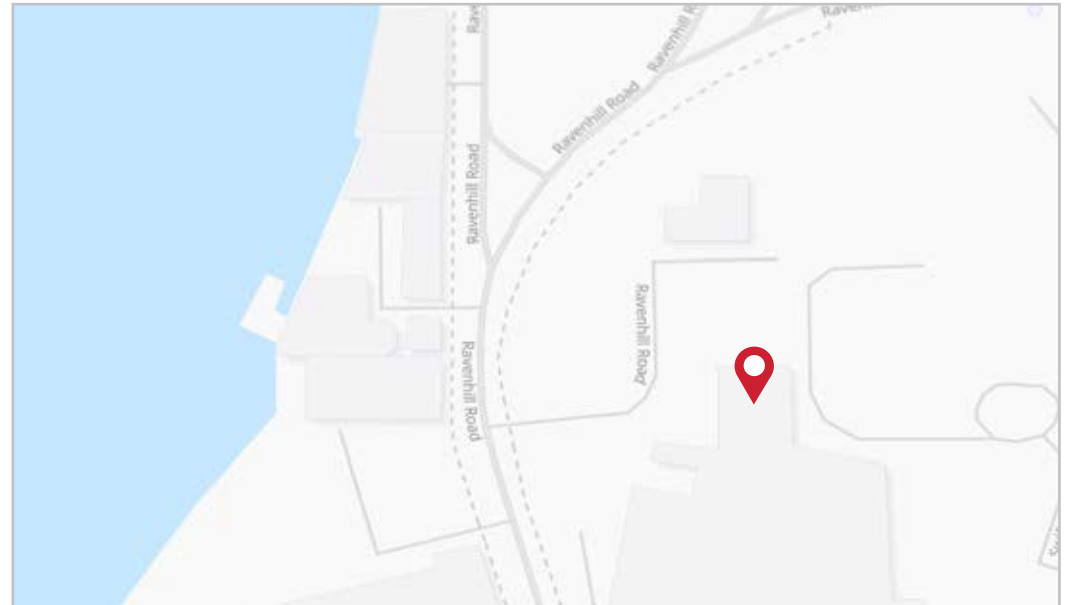
- Concrete warehouse floor;
- Halogen spot lighting;
- Profile metal cladding to the walls and roof;
- Steel mezzanine floor;
- Eaves height - 4.30m;
- Apex height - 7.49m;
- 3.95m high electric roller shutter door;
- 3.86m wide electric roller shutter door;
- Palisade security fencing;
- Tarmacadam loading apron.

Office

- Brickwork construction;
- Carpeted flooring;
- Fluorescent strip lighting;
- Gas fired central heating;
- Separate parking area;
- PVC windows;
- Accommodation over ground and first floors.

Schedule of Accommodation

	Sq Ft	Sq M
Ground Floor Office	1,102	102.4
First Floor Office	1,119	104.0
Warehouse (GIA)	7,782	723.0
Mezzanine	3,371	313.3
Total	13,374	1,242.4



For Indicative Purposes Only



Lease Details

Term - By negotiation.

Rent - £35,000 per annum exclusive.

Rent Review - 5 yearly.

Repairs - The Tenant is to be responsible for external and internal repairs.

Insurance - The Tenant is to be responsible for reimbursing the Landlord with a fair proportion of the insurance premium.

Rates

We have been advised by Land and Property Services of the following:-

Net Annual Value: £31,800

Rate in the £21/22: £0.5381

Rates Payable: £17,111.58

Value Added Tax

We are advised that the subject property is registered for VAT, therefore VAT will be chargeable in addition to the prices quoted.

Further Information

For further information, please contact:-

**Lambert
Smith
Hampton**

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