



**Instinctive
Excellence
in Property.**

For Sale

**Excellent Warehouse Accommodation
With Ancillary Offices
8,645 sq ft (803 sq m)**

Units 14 and 15 Harbour Court
7 Heron Road
Sydenham Business Park
Belfast
BT3 9HB

WAREHOUSE



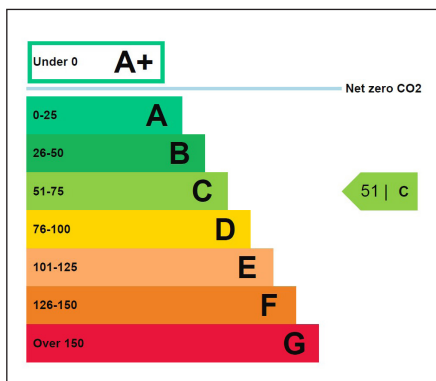
For Sale

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Units 14 and 15 Harbour Court
7 Heron Road
Sydenham Business Park
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BT3 9HB

WAREHOUSE

EPC



Location

The subject premises are located off Heron Road within Sydenham Business Park, one of Northern Ireland's leading business parks on the South Foreshore of the Belfast Harbour Estate.

Harbour Court is accessed from Heron Road, approximately 300 yards with the junction with Airport Road West, which is the main route servicing the estate. Other occupiers within Harbour Court include Momentum, Aircon and Pinnacle.

Description

The building is of steel portal frame construction with block walls, concrete screed floor and profile insulated cladding. The sub dividing walls are also of concrete block to the full height of the building. The warehouse accommodation is situated to the rear of the property and comprise two units interconnected.

The warehouses are accessed by two personnel doors leading from the office at ground floor level to the front and by two electronically operated roller shutter doors to the rear. The offices are finished to a high specification, to include plastered and painted walls, suspended ceilings with recessed fluorescent lighting and Phoenix Gas central heating.

There are approximately 18 designated car parking spaces to the front and rear of the premises.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

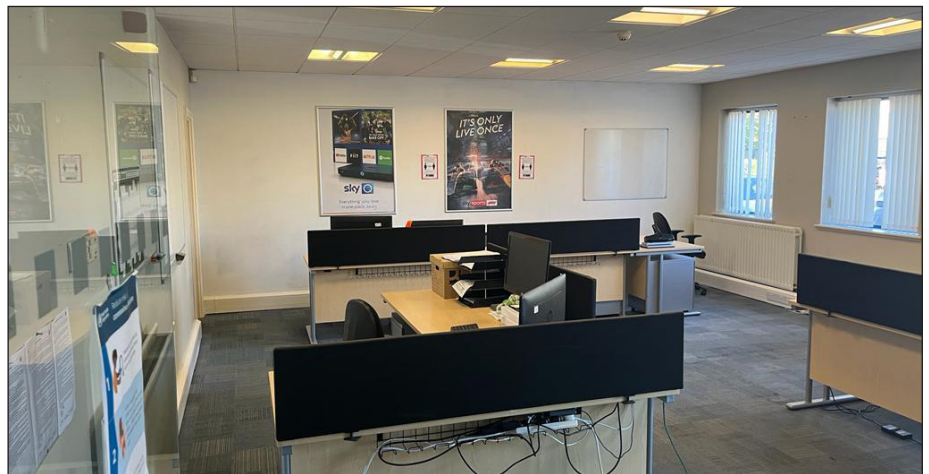
Description	Sq Ft	Sq M
Warehouse 1	1,534	142.51
Mezzanine	701	65.12
Warehouse 2	1,534	142.51
Mezzanine	402	37.34
Ground Floor (Offices, Kitchen and Store)	2,163	200.94
First Floor (Offices, Kitchen/Canteen and Store)	2,311	214.69
Total Net Internal Area	8,645	803.11

Tenancy

Tenant: Let to Actavo (Northern Ireland Ltd).

Term: 5 years from 1st August 2011 - currently overholding at a passing rent of £35,000 p.a. plus VAT.

Service Charge: Currently passing at £1,536 p.a. plus VAT (payable by the tenant).



VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Sale Details

£370,000 exclusive.

Title

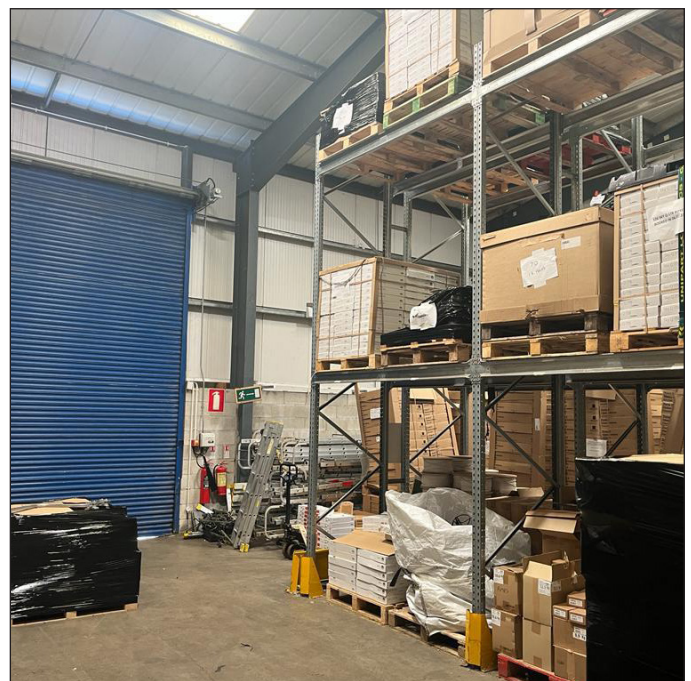
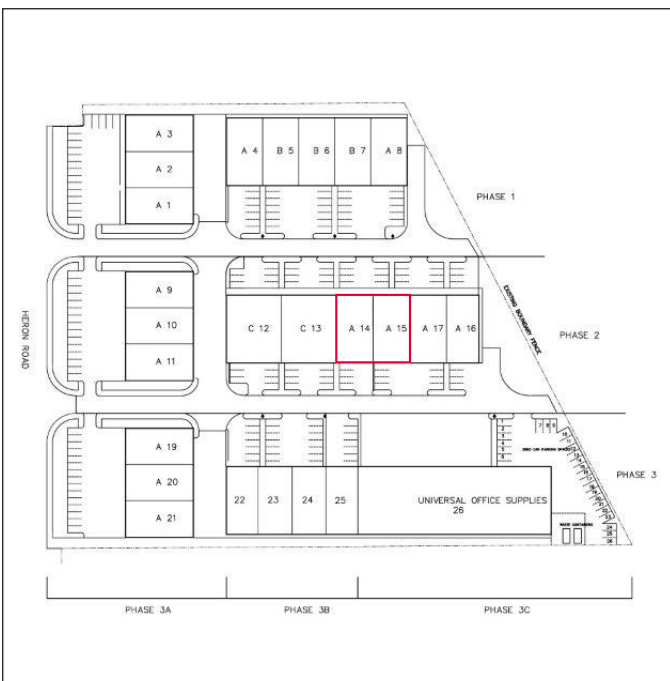
Long leasehold 120 years from 1st January 2001 at a current ground rent of £11,904 exclusive of VAT. The tenant currently pays Ground Rent.

Rates

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

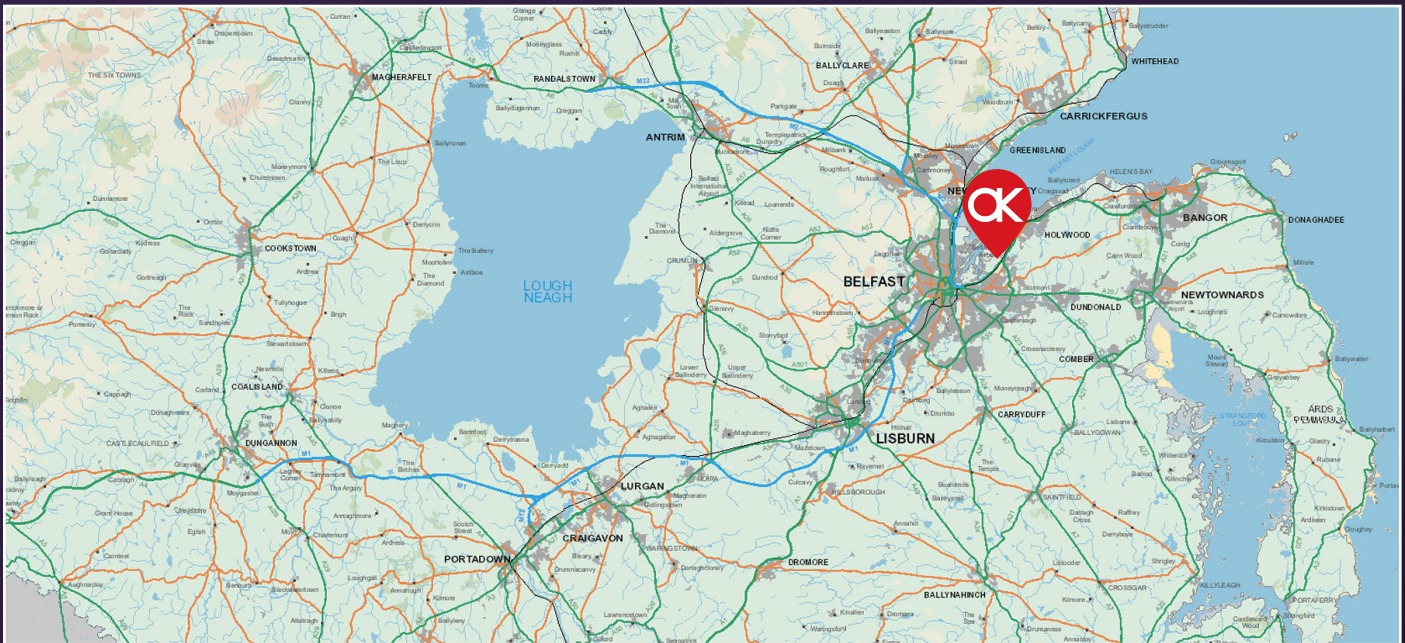
Net Annual Value: £33,600
Rate in the £ for 2023/2024: £0.572221

Prospective purchasers are advised to make their own enquiries.





FOR IDENTIFICATION PURPOSES ONLY



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CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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