

ENTERPRISE ACCOMMODATION TO LET

GREENVILLE STREET, BELFAST, BT5 5AG

CBRE NI

PART OF THE AFFILIATE NETWORK



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Location

The units are located approximately 2 miles east of Belfast city centre and are well positioned for airports. Belfast City Airport is located 3.3 miles to the north, Belfast International Airport 20 miles to the west. The property is located 1.4 miles from the Sydenham junction of the M3 motorway which provides access to the regional motorway network. Europa Bus Station is located 2.3 miles west providing bus services across Northern Ireland and the Republic of Ireland. There are also numerous bus stops in the vicinity connecting to various routes across the city.



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Description

The subject units comprises of a mixture of ground floor workshop and storage units ideal for small to medium businesses. The units range from 782 sq ft to 4,525 sq ft. Finishes vary depending on the unit but typically include smooth plastered and painted walls, suspended ceilings with recessed fluorescent lighting, concrete or wooden floors and electric roller shutter doors.

The floor to ceiling height of each unit range from 2.67m to 3.22m.

Tenure

Units are available on flexible terms.

Unit	Rent per month	Rates per month
Unit 3	£416	£344
Unit 4	£514	£377
Units 6&7	£1,973	£1,424
Unit 46	£883	£808

The small business rate relief scheme is available to offer support for potential tenants. Under this scheme units 3 and 4 should qualify for a 20% discount on rates.

VAT

All prices are quoted exclusive of VAT, which may be payable.

Accommodation

Area		
Unit 3	782 Sq Ft	72.65 Sq M
Unit 4	982 Sq Ft	91.23 Sq M
Units 6&7	4,525 Sq Ft	420.38 Sq M
Unit 46	1,631 Sq Ft	151.52 Sq M

EPC

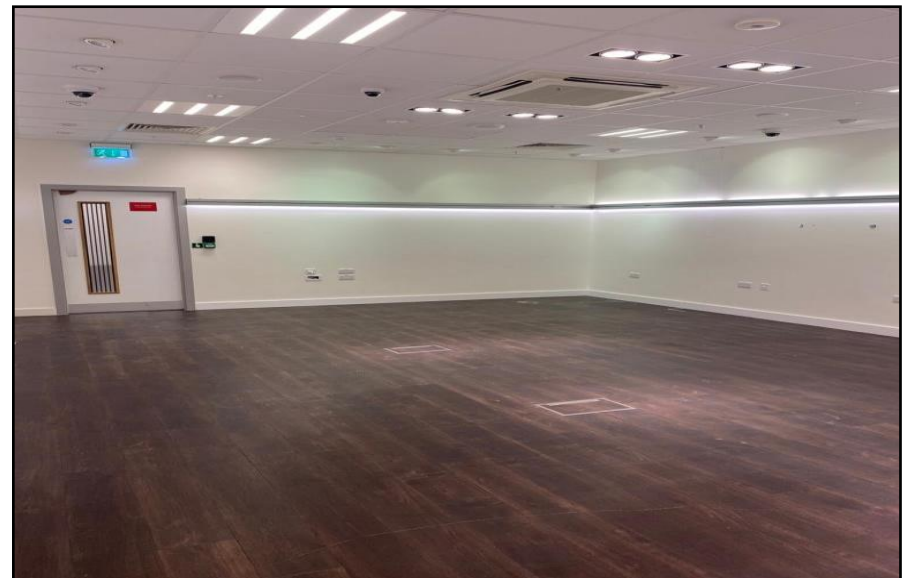
A copy of the EPC Certificates are available below and can be made available on request.



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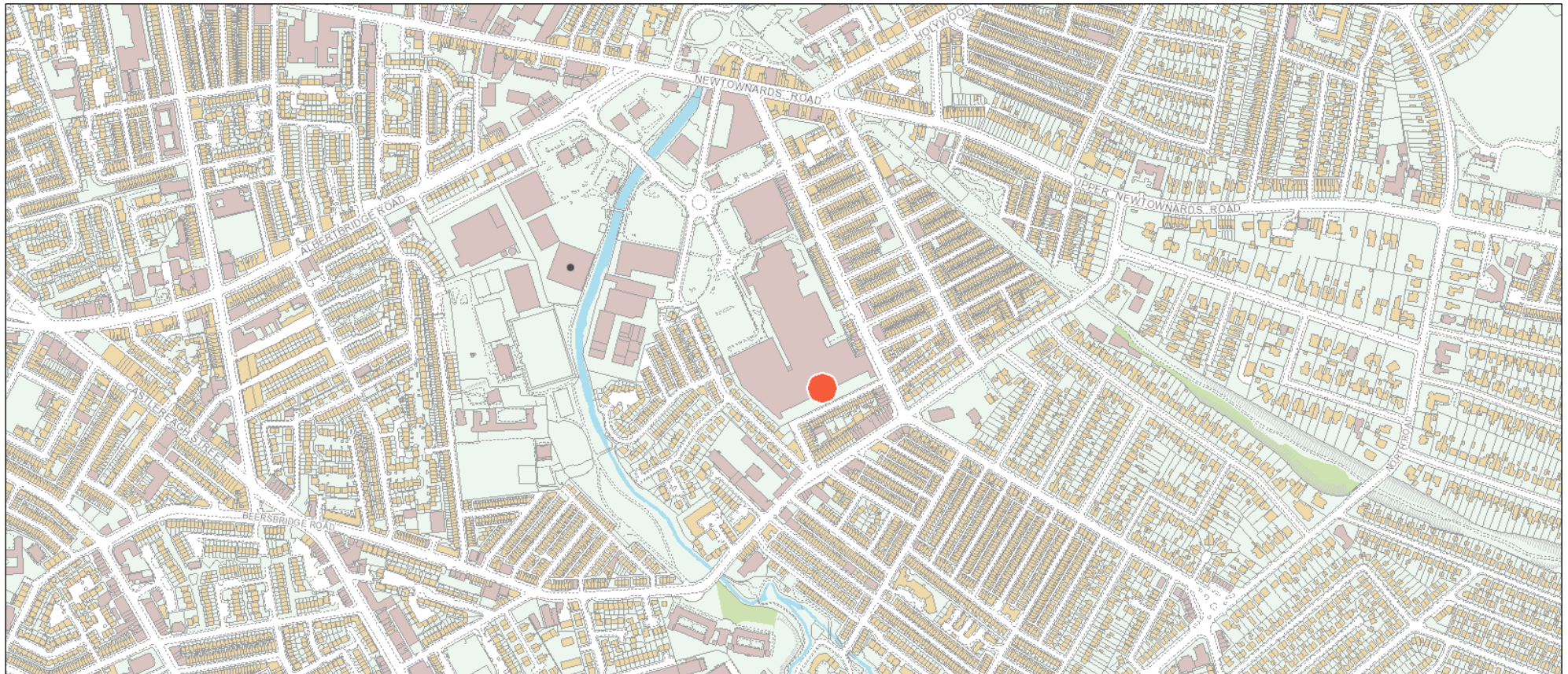
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