

NEW BUILD OPPORTUNITY: MONTGOMERY ROAD, BELFAST

Industrial/Trade-Counter/Distribution Design & Build Opportunities from 3,304 sq ft to 62,832 sq ft

Total site of approximately 4.5 acres



Lambert
Smith
Hampton

Location

Just 3.2 miles from Belfast City Centre, 4.3 miles from The George Best Belfast City Airport and 6.7 miles to Belfast Port the site presents a strongly positioned location benefitting from easy access North and South of the province. The scheme is located on Montgomery Road a strong business location in East Belfast.

Neighbouring occupiers include Thales, Podium 4 Sport, Royal Mail and Euro Car Parts.

Description

Site 1 - Comprises the new Lidl store and ancillary car parking. Site 1 is not included within the opportunity for development.

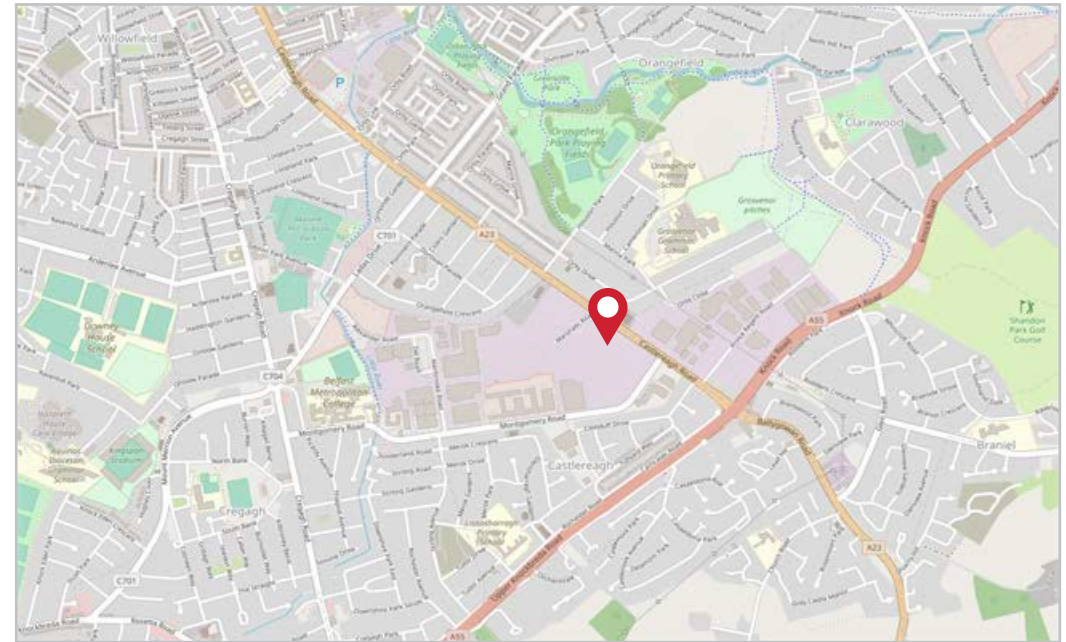
Site 2 - To include 3no units classed for B4 (storage and distribution) purposes extending from 3,628 sq ft to 26,214 sq ft. Site 3 will also include 5no units purposed for B2 (light industrial) use extending from 3,304 sq ft to 21,773 sq ft. The site will also have capacity for 49no car parking spaces and 10no HGVs spaces.

Site 3 - To include 4no units extending from 3,357 sq ft to 14,845 sq ft with ancillary car parking and parking for 6no HGVs. The former Lidl store and adjoining units will be classed for B4 (storage and distribution) purposes.

Site 4 - Under Lease.

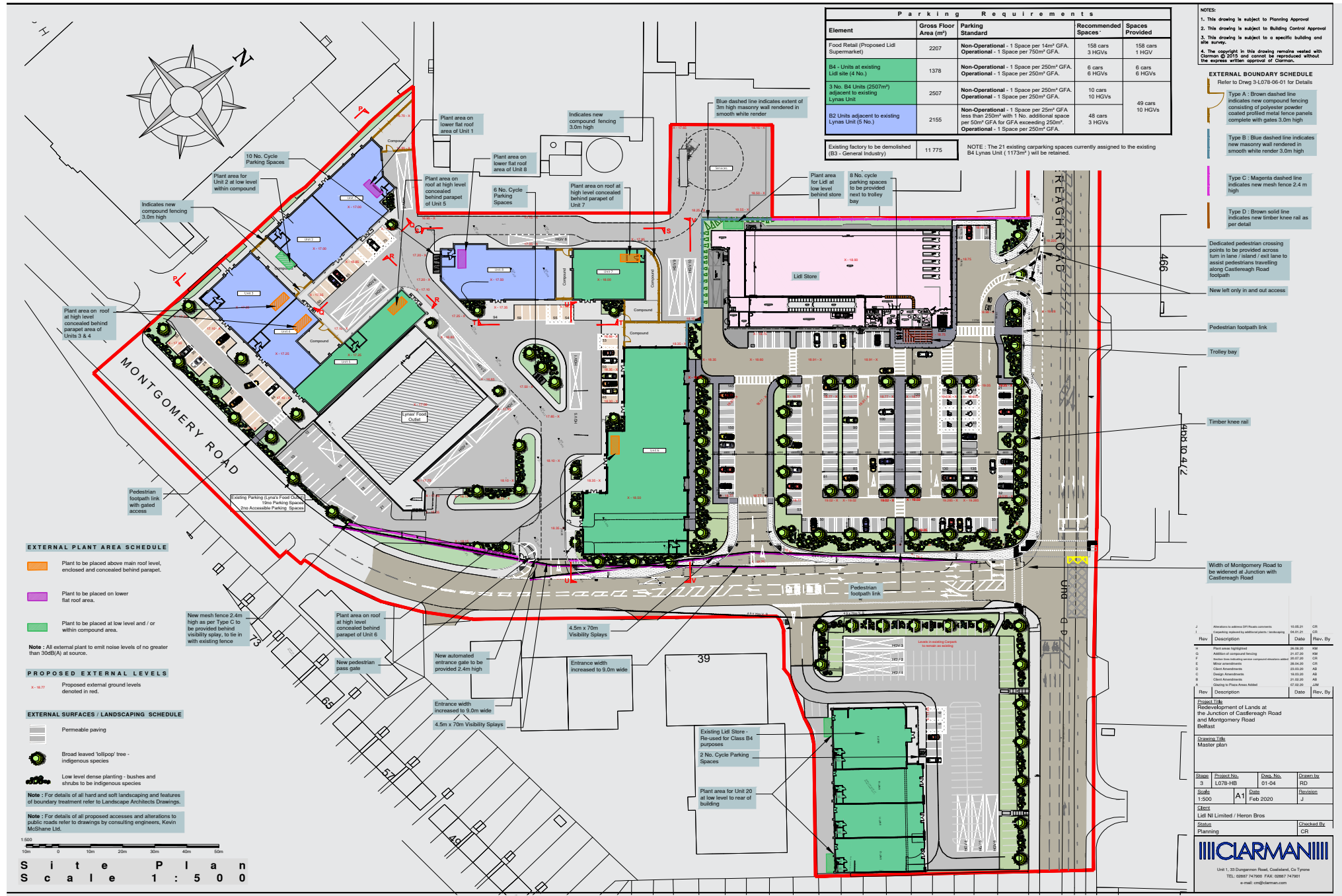
Schedule of Accommodation

Site 1	Sq M	Sq Ft
Lidl New Store	NA	NA
Site 2		
Unit 1	399	4,295
Unit 2	365	23,922
Unit 3	409	4,406
Unit 4	307	3,304
Unit 5	470	5,055
Unit 6	1,629	17,531
Unit 7	337	3,628
Unit 8	543	5,846
Site 3		
Unit 9	435	4,682
Unit 10	316	3,403
Unit 11	312	3,357
Unit 12	316	3,403
Site 4		
Under Lease	NA	NA
Total	5,856	62,832



For Indicative Purposes Only

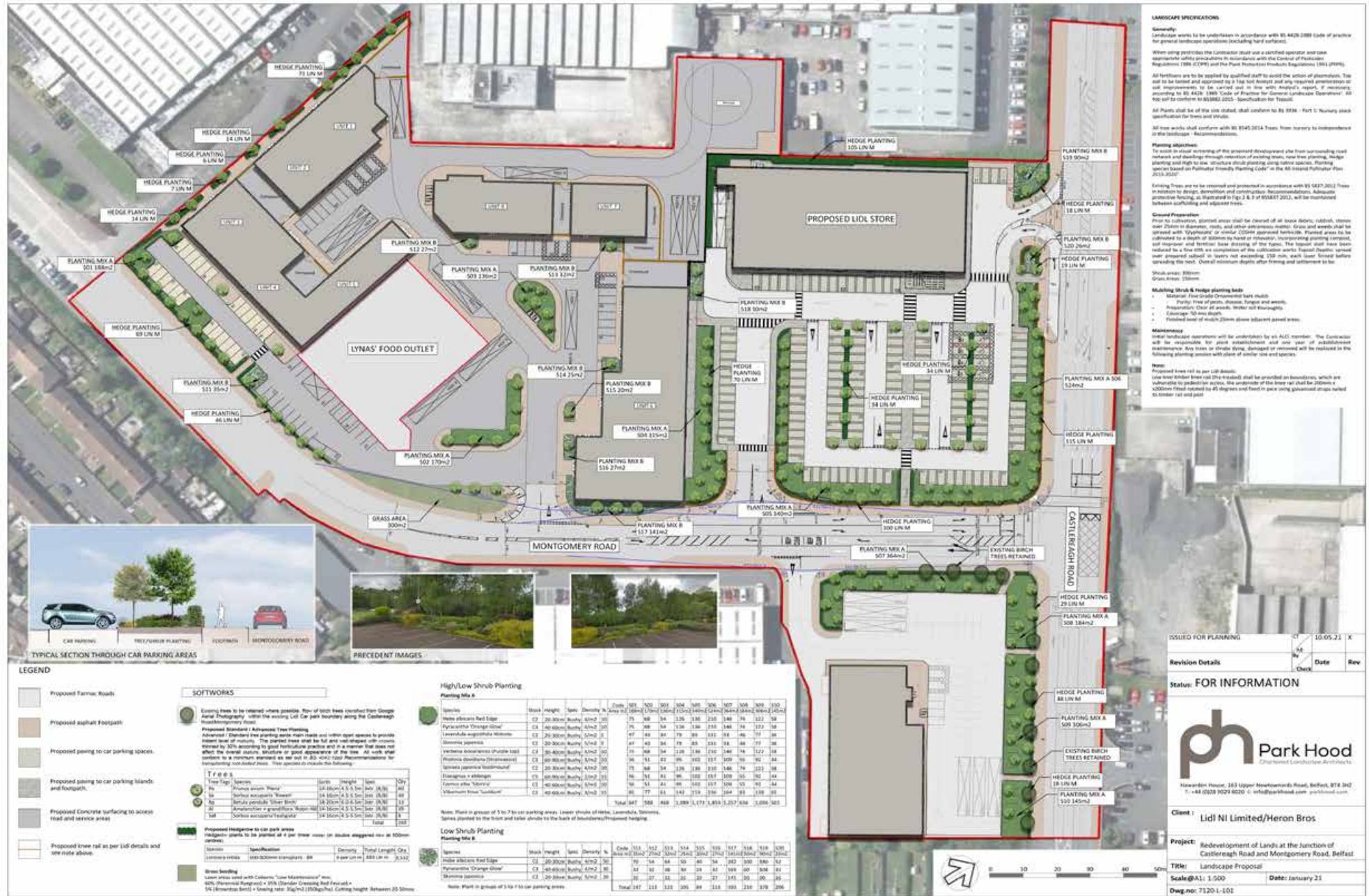
Indicative Site Plan



New Build Opportunity: Montgomery Road, Belfast

www.lsh.ie

Indicative Landscape Plan



Units 1 and 2 Plans and Elevations

NOTES:
 1. This drawing is subject to Planning Approval.
 2. This drawing is subject to Building Control Approval.
 3. This drawing is subject to a specific building rule.
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2 Front Elevation
1 : 200



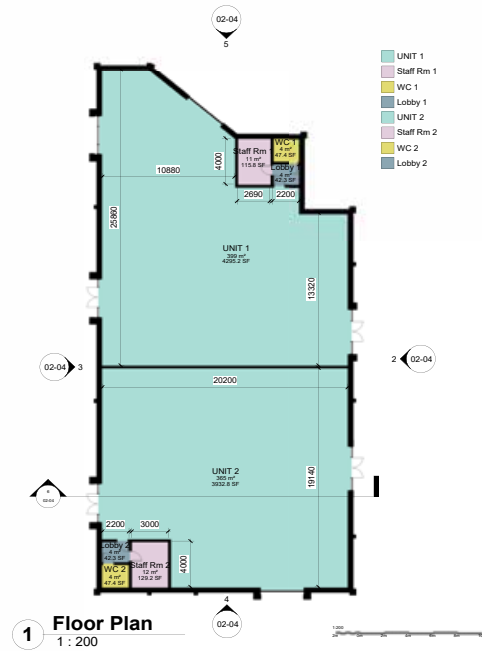
4 LHS Elevation
1 : 200



3 Rear Elevation
1 : 200



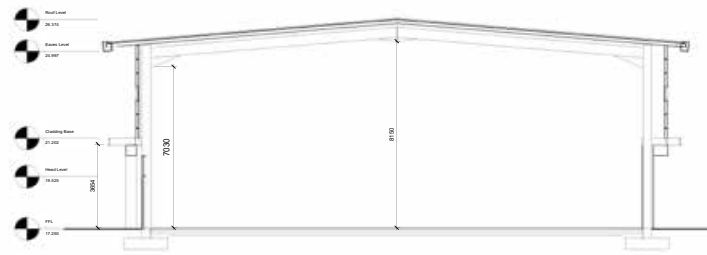
5 RHS Elevation
1 : 200



Room Schedule	
Name	Area
UNIT 1	399 m ²
UNIT 2	365 m ²
Staff Rm 2	12 m ²
WC 2	4 m ²
Lobby 2	4 m ²
Staff Rm 1	11 m ²
WC 1	4 m ²
Lobby 1	4 m ²

External Materials & Finishes

- Walls:** Masonry with smooth render colour white. Plinth smooth render colour dark grey. Entrances and feature windows dark grey brick. Aluminium flashing trims to top of walls: polyester powder coated grey/green. High level cladding aluminium composite panel polyester powder coated grey/green.
- Canopies:** Steel polyester powder coated colour grey, with clear laminated safety glass.
- Roof:** Proprietary profiled aluminium composite panel colour grey/green. Verge trims and rainwater goods to roof aluminium polyester powder coated dark grey.
- Roller shutters:** Aluminium plastisol coated colour dark grey/green with aluminium frames to match.
- Glazing:** Curtain walling system to entrances with proprietary aluminium frames: polyester powder coated dark grey/green. Aluminium frames to high level clerestory glazing polyester powder coated dark grey.



6 Section 2
1 : 100

Rev	Reason for Planning	Description	Date	By
A	Amend for Planning		30.03.20	JJM

Project Title
 Redevelopment of Lands at Junction of Castlereagh Road and Montgomery Road, Belfast

Client Name
 Unit 1 - 2 - Proposed Plans & Elevations

Stage	Project No.	Draw. No.	Drawn by
Scale	LOT8	02-04	AB
As indicated	A1	11.03.2020	Revisions
Client	Herron Bros		

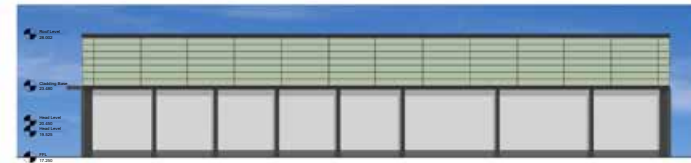
Status Planning **Checked By** JJM



Units 3,4 and 5 Plans and Elevations



2 Front Elevation
1 : 200



5 RHS Elevation
1 : 200

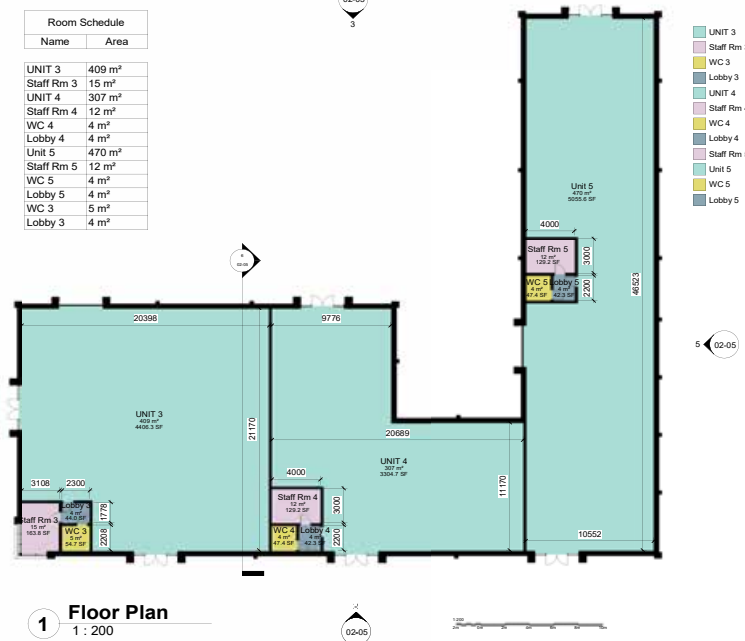


3 Rear Elevation
1 : 200



4 LHS Elevation
1 : 200

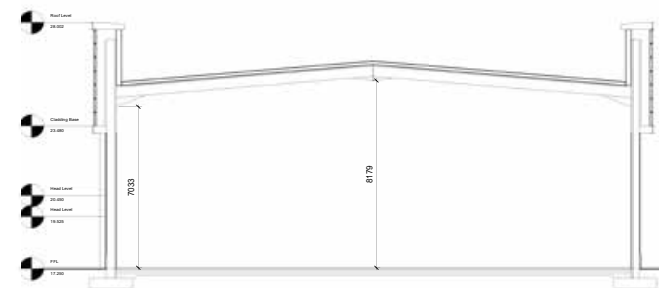
Room Schedule	
Name	Area
UNIT 3	409 m ²
Staff Rm 3	15 m ²
UNIT 4	307 m ²
Staff Rm 4	12 m ²
WC 4	4 m ²
Lobby 4	4 m ²
Unit 5	470 m ²
Staff Rm 5	12 m ²
WC 5	4 m ²
Lobby 5	4 m ²
WC 3	5 m ²
Lobby 3	4 m ²



1 Floor Plan
1 : 200

External Materials & Finishes

- Walls:** Masonry with smooth render colour white.
Plinth smooth render colour dark grey.
Entrances and feature windows dark grey brick.
Aluminium flashing trims to top of walls: polyester powder coated grey/green.
High level cladding aluminium composite panel polyester powder coated grey/green.
- Canopies:** Steel polyester powder coated colour grey, with clear laminated safety glass.
- Roof:** Proprietary profiled aluminium composite panel colour grey/green.
Verge trims and rainwater goods to roof aluminium polyester powder coated dark grey.
- Roller shutters:** Aluminium plastisol coated colour dark grey/green with aluminium frames to match.
- Glazing:** Curtain walling system to entrances with proprietary aluminium frames polyester powder coated dark grey/green.
Aluminium frames to high level clerestory glazing polyester powder coated dark grey.



6 Section 1
1 : 100

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12/05/20 11:40:34

No.	Description	Date	By
1	Approved for Planning	30.03.20	AG

Project Title

Redevelopment of Lands at Junction of Castlereagh Road and Montgomery Road

Drawings Title

Units 3, 4, 5 - Proposed Plans & Elevations

Stage	Project No.	Draw. No.	Drawn by
Stage	L078	02-05	AG
Scale	Date	Revision	
As indicated	11.03.2020	A	
Client	Lidi NI Ltd / Heron Bros		

Status	Checked By
Planning	CR



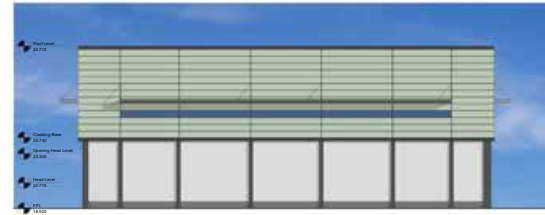
Unit 6 Plans and Elevations

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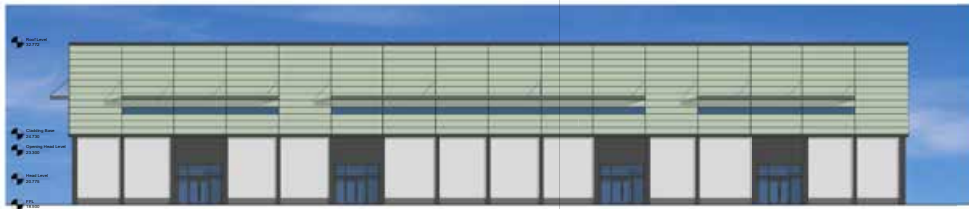
12/05/2020 11:41:16



3 Front Elevation
1 : 200



4 RHS Elevation
1 : 200



2 Rear Elevation
1 : 200



5 LHS Elevation
1 : 200

External Materials & Finishes

Walls: Masonry with smooth render colour white. Plinth smooth render colour dark grey. Entrances and feature windows dark grey brick. Aluminium flashing trims to top of walls: polyester powder coated grey/green. High level cladding aluminium composite panel polyester powder coated grey/green.

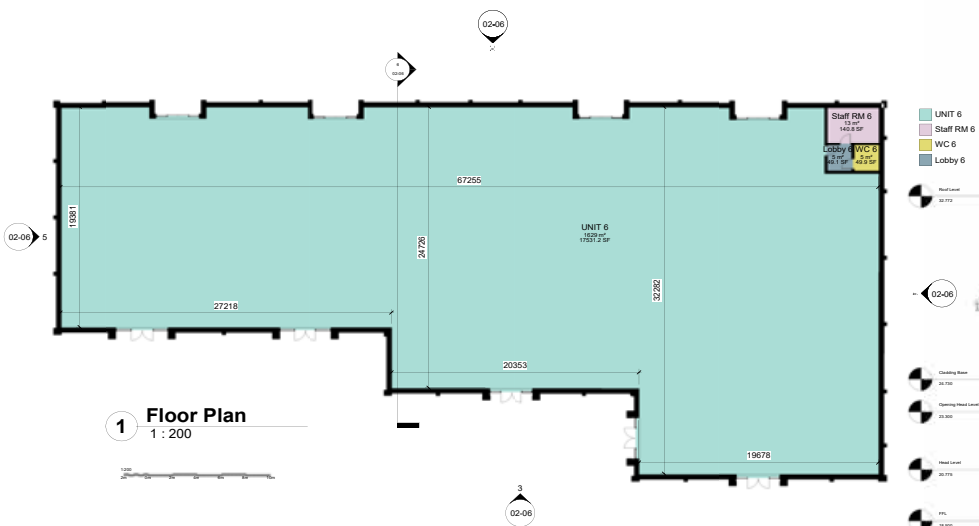
Canopies: Steel polyester powder coated colour grey, with clear laminated safety glass.

Roof: Proprietary profiled aluminium composite panel colour grey/green. Verge trims and rainwater goods to roof aluminium polyester powder coated dark grey.

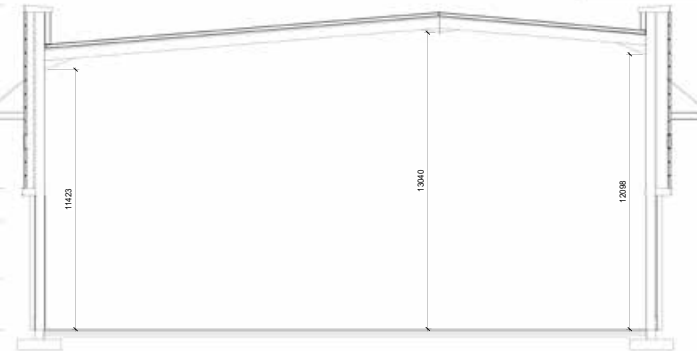
Roller shutters: Aluminium plastifac coated colour colour dark grey/green with aluminium frames to match.

Glazing: Curtain walling system to entrances with proprietary aluminium frames polyester powder coated dark grey/green. Aluminium frames to high level claddery glazing polyester powder coated dark grey.

Room Schedule	
Name	Area
UNIT 6	1629 m ²
Staff RM 6	13 m ²
WC 6	5 m ²
Lobby 6	5 m ²



1 Floor Plan
1 : 200



6 Section 1
1 : 100

Rev	Issued for Planning	Description	Date	By
A			16/03/20	AB

Project Title
 Redevelopment of Lands at Junction of Castlereagh Road and Montgomery Road, Belfast

Drawing Title
 Unit 6 - Proposed Plans, Elevations & Sections

Scale	Project No.	Date	Drawn By
As indicated	A1	11.03.2020	AB

Client
 Lidl NI Ltd. / Herron Bros

Status
 Planning

Checked By
 CR

CLARMAN

Unit 1, 33 Dunghannon Road, Coalisland, Co Tyrone
 TEL: 02887 747000 FAX: 02887 747001
 e-mail: enq@clarman.com

Unit 8 Plans and Elevations



2 Front Elevation 8
1 : 200



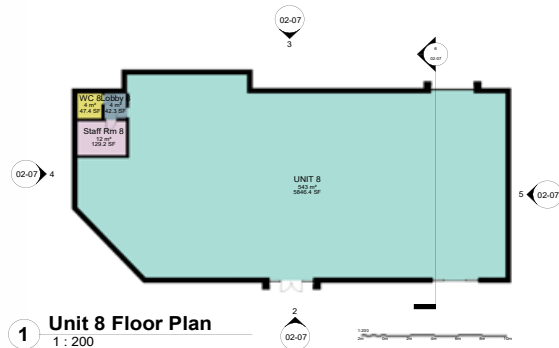
3 Rear Elevation 8
1 : 200



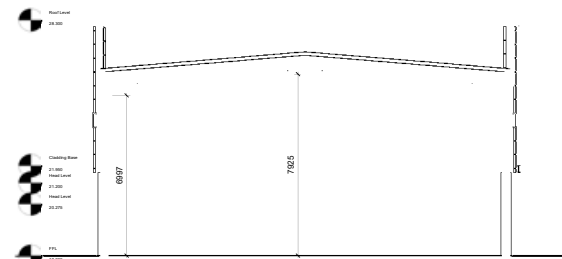
4 LHS Elevation 8
1 : 200



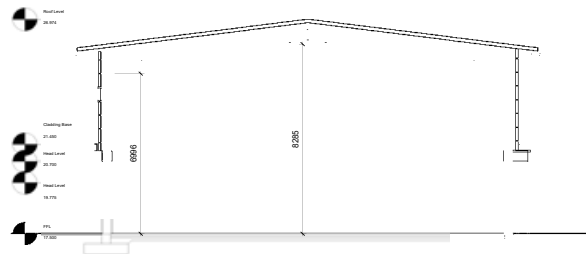
5 RHS Elevation 8
1 : 200



1 Unit 8 Floor Plan
1 : 200



12 Section 2
1 : 100



6 Section 1
1 : 100

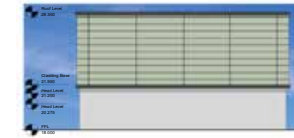
Room Schedule			
Name	Department	Area	Perimeter
UNIT 8		543 m ²	102.9 m
Staff Rm 8		12 m ²	14.0 m
WC 8		4 m ²	8.4 m
Lobby 8		4 m ²	8.0 m
UNIT 7		337 m ²	77.8 m
Staff Rm 7		12 m ²	14.0 m
WC 7		4 m ²	8.4 m
Lobby 7		4 m ²	8.0 m

External Materials & Finishes

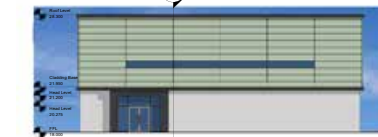
- Walls:** Masonry with smooth render colour white. Plinth smooth render colour dark grey. Entrances and feature windows dark grey brick. Aluminium flashing trims to top of walls: polyester powder coated grey/green. High level cladding aluminium composite panel polyester powder coated grey/green.
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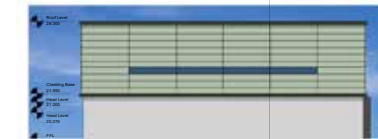
8 LHS Elevation 7
1 : 200



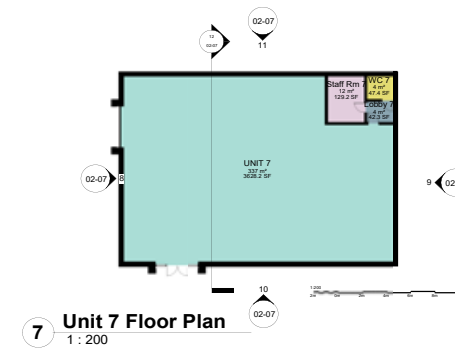
9 RHS Elevation 7
1 : 200



10 Front Elevation 7
1 : 200



11 Rear Elevation 7
1 : 200



7 Unit 7 Floor Plan
1 : 200

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Rev	Approved for Planning	Description	Date	By
A			10/03/20	AB

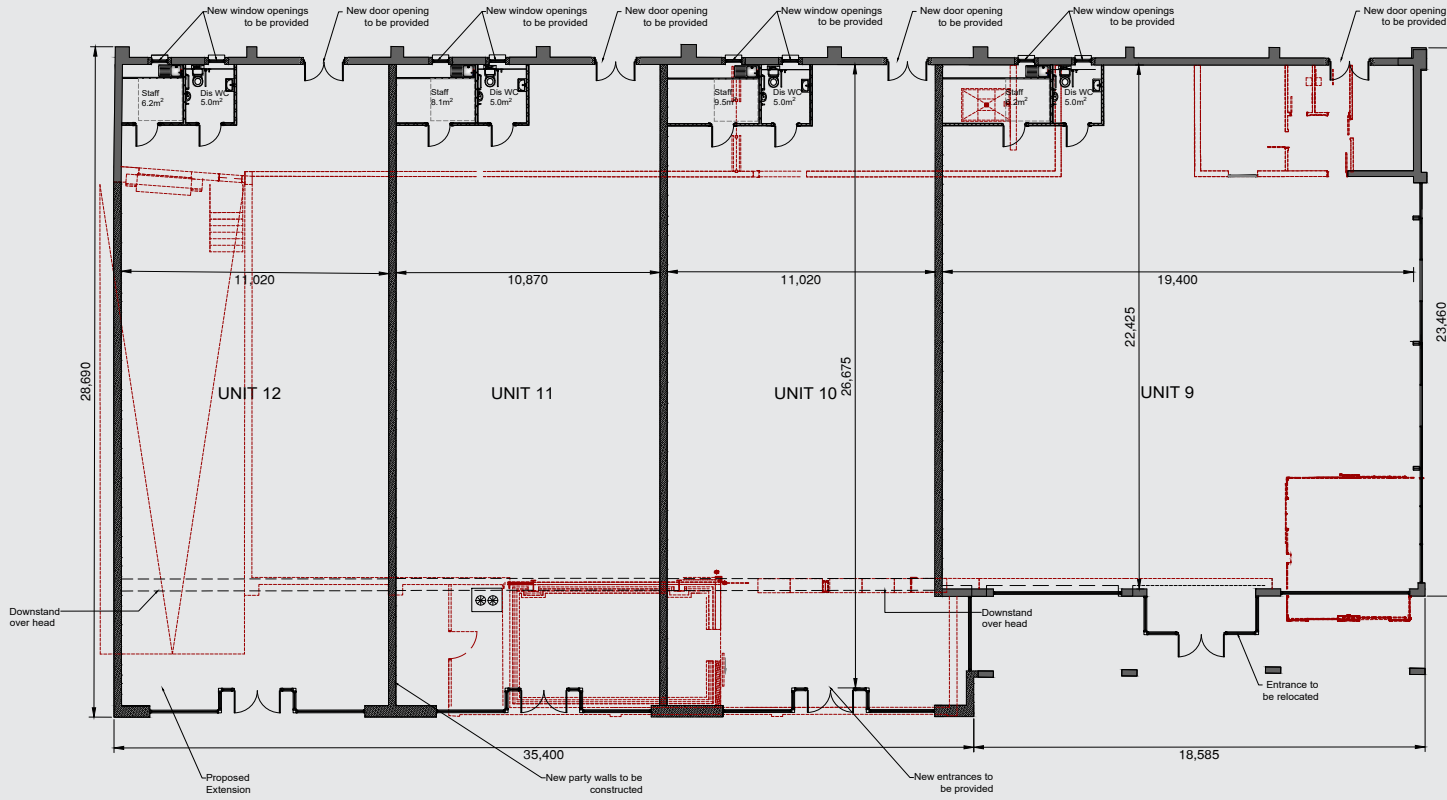
Project Title
Redevelopment of Lands at Junction of Castlereagh Road and Montgomery Road, Belfast

Approval Title
Unit 7 & 8 - Proposed Plans & Elevations

Stage	Project No.	Draw No.	Drawn by
As indicated	L078	02-07	AB
Scale	Date	Revision	
As indicated	A1	11.03.2020	A
Client	Lidl NI Ltd. / Herron Bros		
Status	Planning	Checked By	JJM



Units 9,10,11 and 12 proposed plans



Floor Plan as Proposed
Scale 1 : 100

Key

- Walls as existing to be demolished
- Walls as existing to be retained
- New walls to be constructed



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Project Title
Re-Development of Lands at
The Junction of Castlereagh Road
& Montgomery Road, Belfast

Stage	Project No.	Draw. No.	Rev.	Scale
3	L078	02-02	B	1:100

Drawing Title
Existing Lidl
Floor Plan as Proposed

Status	Date	Drawn	Checked By	Client
Planning	Mar 20	MMG	CR	Lidl NI Limited/Heron bros

Rev.	Description	Date	Rev. By
B	Minor amendments	26.04.20	CR
A	Key introduced	26.03.20	AB

Unit 1, 33 Dunsannon Road, Coalisland, Co Tyrone
TEL: 02887 747900 FAX: 02887 747901
e-mail: cm@clarmann.com

Site Aerials



For Indicative Purposes Only



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Lease Details

Term: By Negotiation

Rent: Please contact the agent.

Rent Review: 5 yearly.

Repairs: Tenants are responsible for internal repairs and external repairs (by way of Service Charge).

Service Rent: A Service Rent will be levied to cover the cost of services such as security, estate management/maintenance of common areas, maintenance of the structure and general statutory compliance.

Insurance: Tenants will be responsible for reimbursing the Landlord with the cost of the insurance premium for their unit.

Value Added Tax

We are advised that the subject property is VAT registered and therefore VAT will be charged in addition to the prices quoted.



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Viewing Details / Further Information

For further information or to arrange a viewing, please contact:



Douglas Wheeler
028 9032 7954
dwheeler@lsh.ie

Tom Donnan
028 9032 7954
tdonnan@lsh.ie

Kyle Abernethy
028 9032 7954
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Lisa McAteer
079 2018 8003
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