



**Instinctive
Excellence
in Property.**

To Let (May Sell)

**Excellent Office & Warehouse Facility
c. 10,612 sq ft (c. 985.94 sq m)**

2 Wildflower Way
Belfast
BT12 6TA

OFFICE / WAREHOUSE



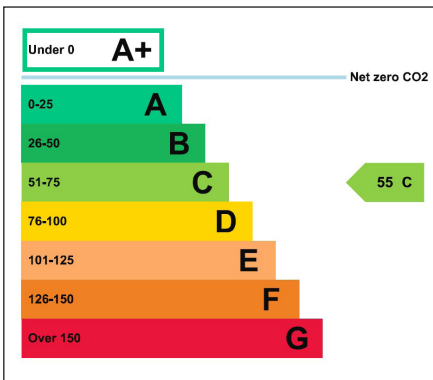
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EPC



Location

Located on Wildflower just off Boucher Road approximately 3 miles south of Belfast city centre. Boucher Road is widely regarded as the prime retail warehouse, car showroom and warehouse locations in Belfast. The site benefits from excellent accessibility to the city centre, the province's motorway and rail networks.

Description

The property comprises a purpose built detached office and warehouse building with approximately 22 car parking spaces on a self contained landscaped site. This rectangular site has a frontage onto Wildflower Way of approximately 35 metres and a site area of c. 0.55 acres.

Internally the property has been sub-divided to provide various sizes of offices, a warehouse, stores and workshop facility. The offices are fully fitted to include; recessed fluorescent lighting, suspended ceiling, air conditioning, CAT 5 cabling, tiled and carpeted flooring, double glazing and roller shutters. The warehouse is finished to fair faced concrete block and painted finish, gas heating. The entrance to the site benefits from electric gates.

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
Ground Floor Office	2,466	229.08
Ground Floor Warehouse	3,074	285.60
Ground Floor Workshop	1,336	124.16
First Floor Office & Ancillary	3,736	347.10
Total	10,612	985.94

(Note - The floor areas have been provided from a previous survey).

Lease Details

Term: A new 10 year term subject to an open market upward only rent review in the 5th year.
Rent: £120,000 per annum.
Repairs: Full repairing and insuring lease.

Sale Price

Price on application.

Rates

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

Net Annual Value: £53,300
Rate in the £ for 2023/2024: £0.572221
Estimated rates payable: £30,499.38

VAT

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

Viewing

By appointment only via sole letting agent.





FOR IDENTIFICATION PURPOSES ONLY



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MISREPRESENTATION ACT 1967

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