

Unit 10B, M1 Business Park, 1 Blackstaff Way, Belfast, BT11 9DT

To Let

Industrial warehouse unit totalling approximately 1,427 sq ft



Lambert
Smith
Hampton

Location

The subject property is located within M1 Business Park which lies adjacent to Junction 2 of the M1 Motorway approximately 3 miles south of Belfast City Centre and occupies a prominent position within the Business Park. It is easily accessible to the M1 and M2 Motorways and the popular Boucher Road, providing access north and south of the province.

Neighbouring occupiers include M1 Bathrooms and PVC Wall Panels, HSS Hire and Murdock Builders Merchants.

Description

This unit is located within a parade of business units. Internally the property is finished to include:

- 5.8m Eaves
- 7.3m Apex
- 1no. 4.3m Roller Shutter Door
- Part Block Part Insulated Clad Elevations
- 3 Phase Power Supply
- Hardcore Warehouse Flooring
- Insulated Metal Clad Roof
- Communal Service Yard and On-Site Car Parking

Schedule of Accommodation

Floor Area	Sq Ft	Sq M
Ground Floor	942	87.5
First Floor	485	45.1
Total	1,427	132.6

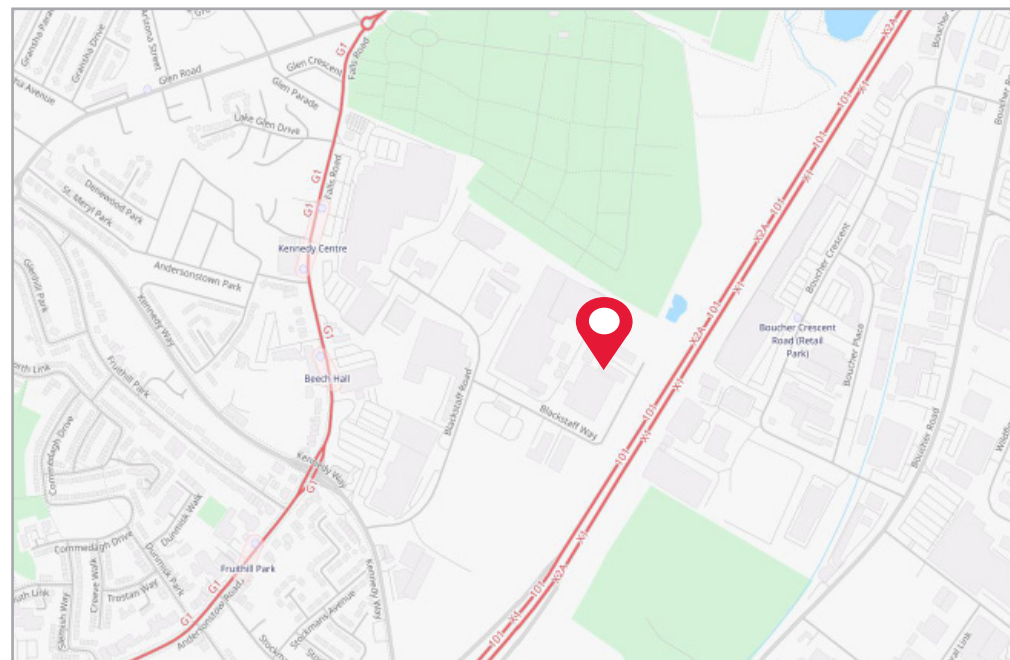
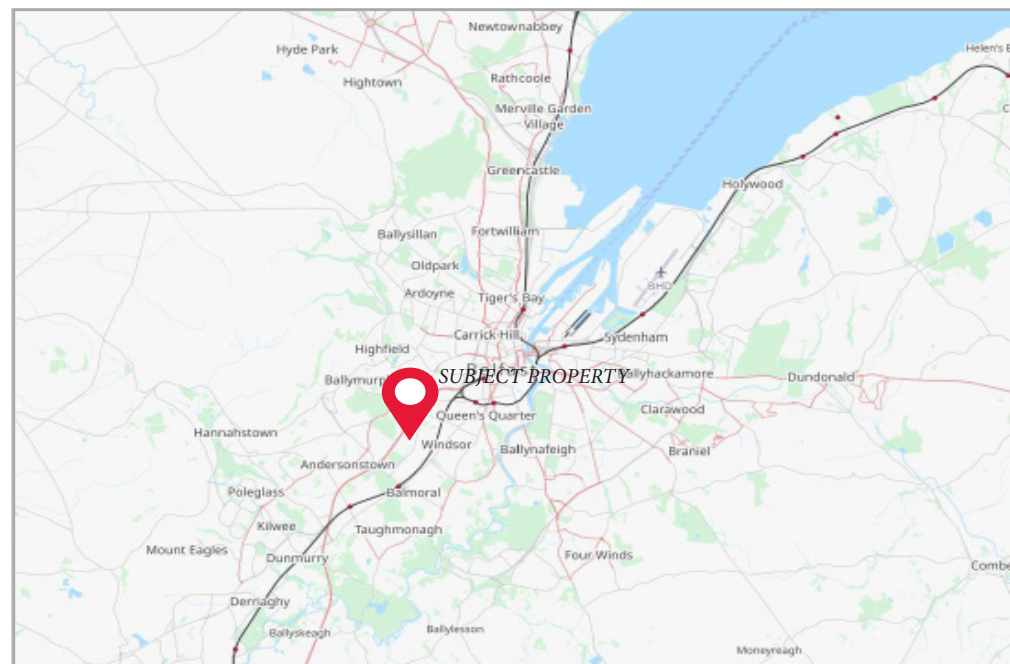
Lease Details

Term - By negotiation.

Rent - £10,000 per annum exclusive.

Service Charge - The tenant will be responsible for the payment of service charge covering the costs of maintenance of common areas, management etc.

Insurance - The tenant will reimburse the Landlord with a fair proportion of the insurance premium for the property.



For Identification Purposes Only



Rates

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

Net Annual Value (NAV): £4,950

Rate Pounding 23/24: £0.5722

Rates Payable if Applicable: £2,832.39 per annum

Energy Performance Certificate

The property benefits from an EPC rating of E103 and the Energy Performance Certificate is available upon request.

VAT

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

Further Information/Viewing Details

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

**Lambert
Smith
Hampton**

Kyle Abernethy
07429 777911
kabernethy@lsh.ie

Phil Smyth
07739 882433
pssmyth@lsh.ie

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