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UNIT 1

UNIT 2

TO LET

Units 1 & 2, 5 Fashoda Street, Belfast, BT5 5QW

Warehouse / Storage Accommodation from c. 3,272 sq ft - c. 10,355 sq ft

LOCATION

Belfast is Northern Ireland's capital city and largest urban settlement, having a population of c. 670,000 within its Metropolitan area. The city is located approximately 103 miles north of Dublin and 75 miles southeast of Londonderry.

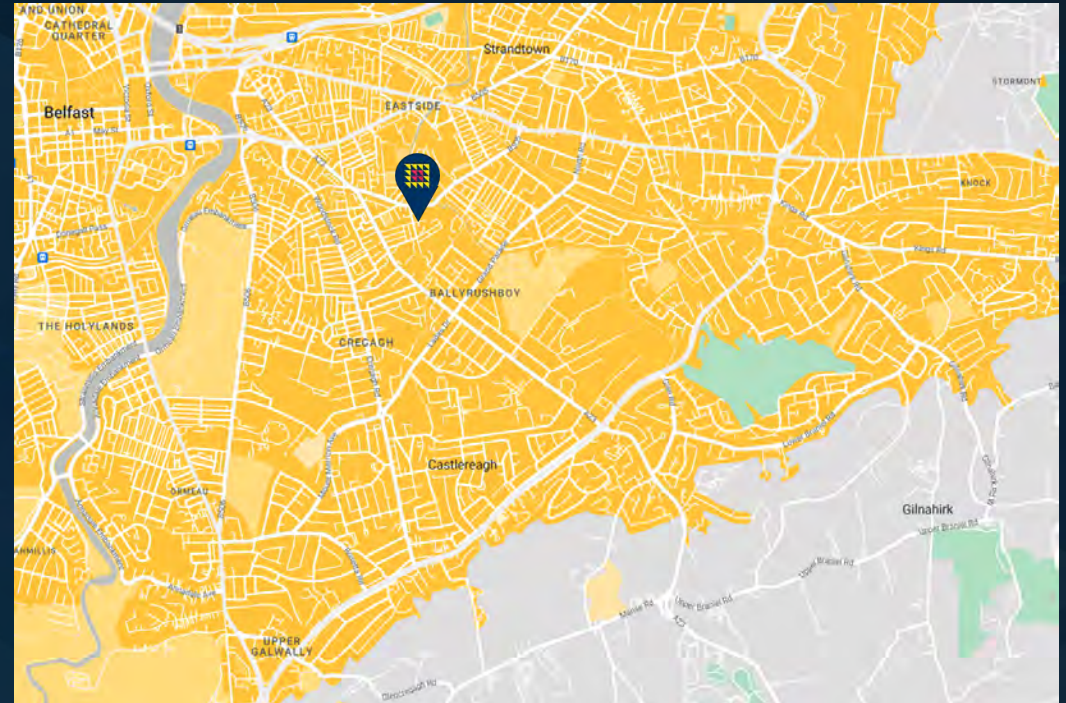
The subject property is centrally located on Fashoda Street in East Belfast, c. 0.3 miles from the Beersbridge Road and c. 2.5 miles from the City Centre. Neighbouring occupiers include JP Corry & Co, and Totalis.

DESCRIPTION

The subject comprises two units within a single storey mid terrace warehouse / storage facility. The building is of steel portal frame construction with a red brick exterior and a saw-toothed roof with translucent light panels.

Internally the building has been finished to include concrete flooring and painted walls, with an eaves height of 3.5 m and three roller shutter doors which are each 3m in height.

Units 1 and 2 are available separately or as one lot.



ACCOMMODATION

Description	Area sq m	Area sq ft
UNIT 1	C. 658 sq m	C. 7,083 sq ft
UNIT 2	C. 304 sq m	C. 3,272 sq ft
TOTAL NET INTERNAL AREA	C. 962 sq m	C. 10,355 sq ft

LEASE DETAILS

RENT: Unit 1: £27,500 per annum
Unit 2: £12,500 per annum

TERM: Flexible terms available

VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.



Aerial Photo

Fashoda Street, Belfast



BEERSBRIDGE ROAD

JP CORRY

SUBJECT PROPERTY

TOTALIS

RATES

We are advised that the current NAV for the subject is as follows:

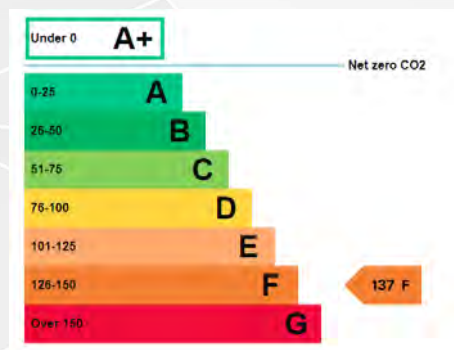
Unit 1: £17,800 (Est. rates payable in accordance with LPS website: £10,185.53)

Unit 2: £10,100. (Est. rates payable in accordance with LPS website: £5,779.43)

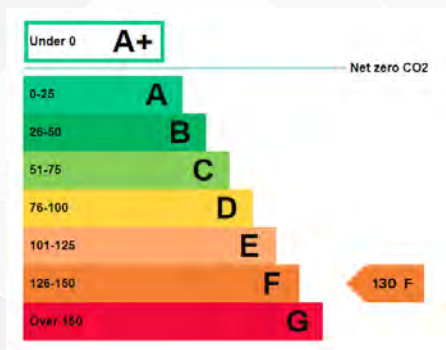
Unit 1 & 2: £27,900 (Est. rates payable in accordance with LPS website: £15,964.96)

Please note that all prospective purchasers should make their own enquiries to confirm the NAV / rates payable.

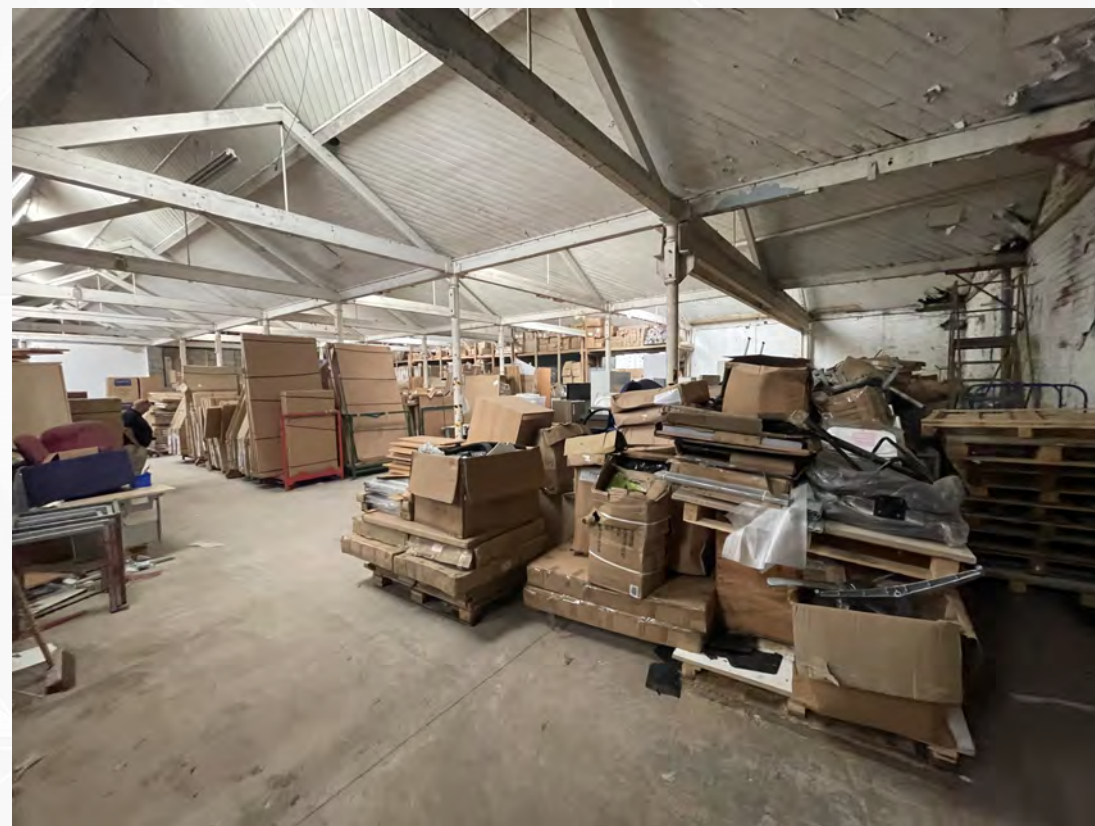
EPC CERTIFICATE



Unit 1



Unit 2



Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksl/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

FURTHER INFORMATION

For further information / viewing arrangements please contact:

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ROSS PATTERSON
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O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.