

TO LET – NEW BUILD OPPORTUNITIES

INDUSTRIAL / TRADE COUNTER / DISTRIBUTION FROM 3,304 SQ FT TO 62,832 SQ FT

46 MONTGOMERY ROAD, BELFAST, BT6 9NS

CBRE NI
PART OF THE AFFILIATE NETWORK



46 MONTGOMERY ROAD, BELFAST, BT6 9NS

Location

The subject property occupies a prominent location on Montgomery Road close to its junction with the Castlereagh Road and within close proximity to the Outer Ring Road.

Located approximately 2.6 miles east of Belfast City Centre, the Castlereagh Road is a busy commuter route carrying a large volume of vehicular traffic to and from the city on a daily basis. Nearby occupiers within the vicinity include MediCare Pharmacy Group, Diageo Global Supply and Lynas Food.

Description

Site 1 - To include 3no units classed for B4 (storage and distribution) purposes extending from 3,628 sq ft to 26,214 sq ft.

Site 2 - Under Lease

Accommodation

SITE 1	SQ M	SQ FT
Unit 1	399	4,295
Unit 2	365	3,929
Unit 3	409	4,402
Unit 4	307	3,305
Unit 5	470	5,059
Unit 6	1629	17,534
Unit 7	337	3,627
Unit 8	543	5,845
SITE 2		
Under Lease	N/A	N/A
TOTAL	4,459	47,996

**Units can be configured to suit tenant requirements



46 MONTGOMERY ROAD, BELFAST, BT6 9NS

Lease Details

Rent	On Application
Term	By Negotiation
Repairs / Insurance	Effective full repairing and insuring lease via service charge
Service Charge	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.



Rateable Value

To be assessed.

VAT

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

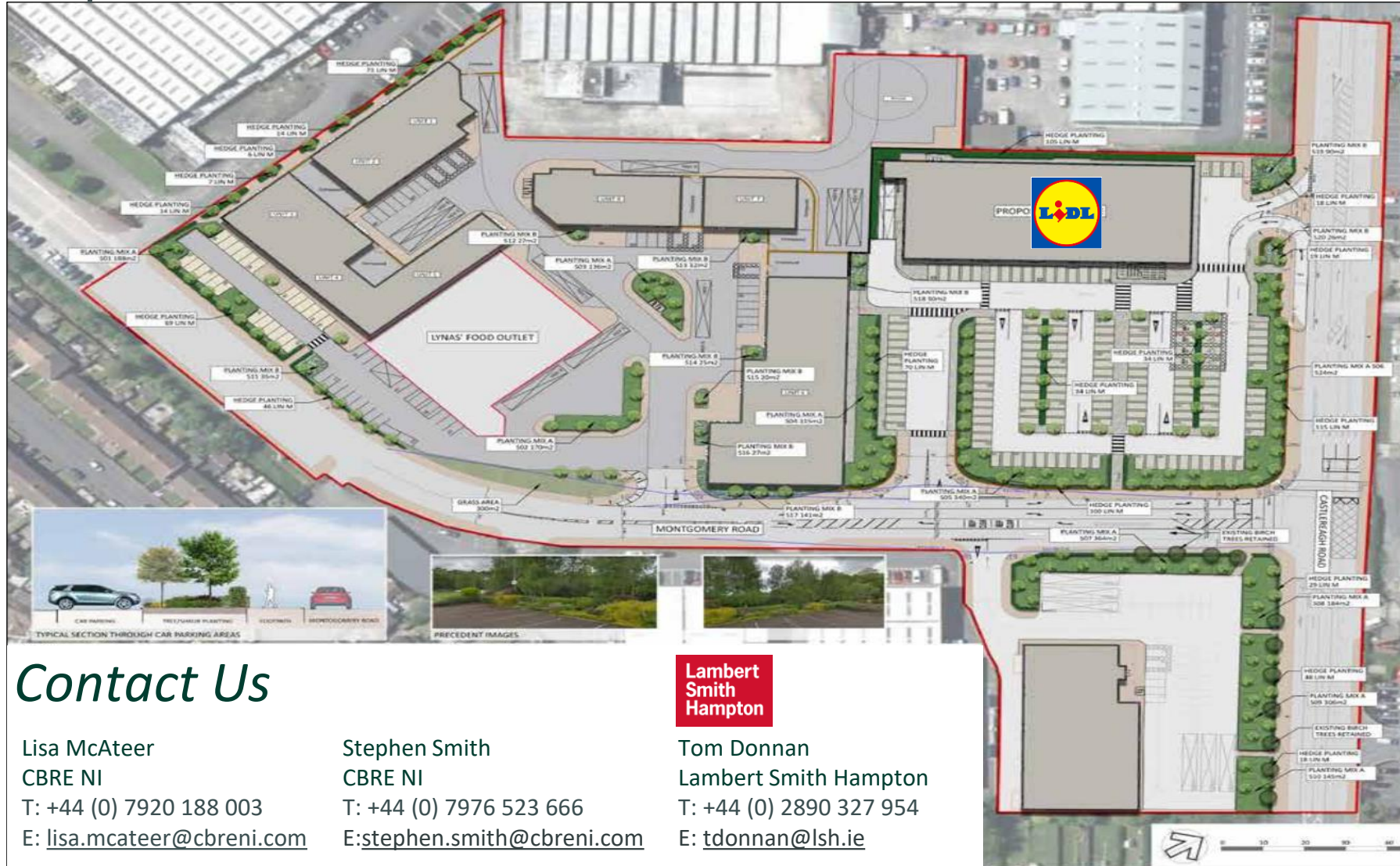
EPC

A copy of the EPC certificates will be made available once the property has been constructed.



46 MONTGOMERY ROAD, BELFAST, BT6 9NS

Proposed Site Plan



Contact Us

Lisa McAteer
 CBRE NI
 T: +44 (0) 7920 188 003
 E: lisa.mcateer@cbreni.com

Stephen Smith
 CBRE NI
 T: +44 (0) 7976 523 666
 E: stephen.smith@cbreni.com



Tom Donnan
 Lambert Smith Hampton
 T: +44 (0) 2890 327 954
 E: tdonnan@lsh.ie

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.