



For Sale Industrial Premises

Unit 4, Windsor Business Park,
Boucher Place, Belfast, BT12 6HT



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COMMERCIAL

028 90 500 100

SUMMARY

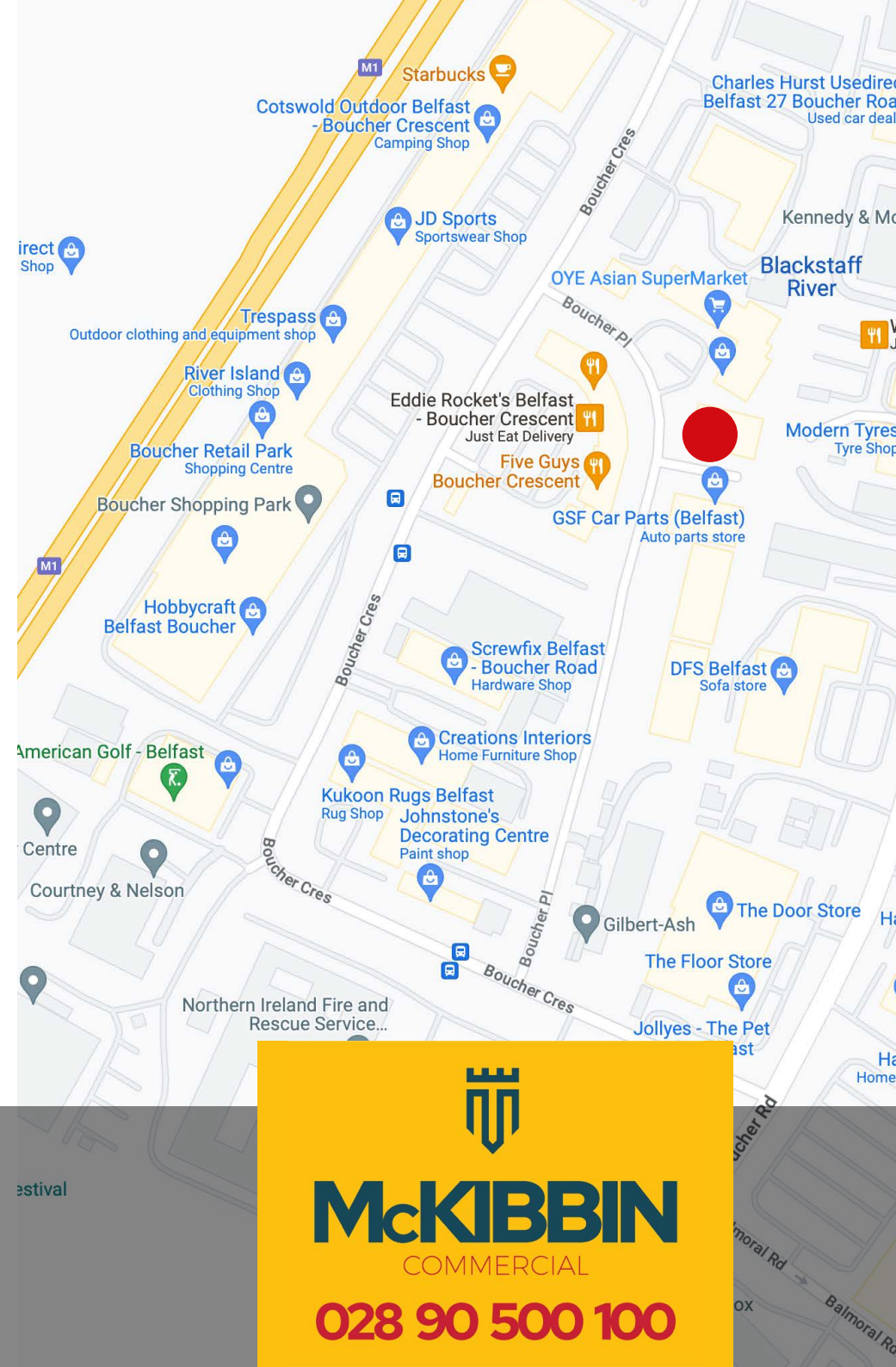
- Industrial premises situated within the Boucher Road commercial area
- Highly accessible location in close proximity to the M1 and Belfast City Centre
- Suitable for variety of uses, subject to any necessary planning consent

LOCATION

- The subject property is located approximately 2.5 miles south west of Belfast City Centre within a well-established commercial location. The area is highly accessible via the Westlink providing ease of access access to the M1, M2 and the wider motorway network.
- The immediate surrounding area on Boucher Crescent is now firmly established as a strong retail and car showroom destination. BMW, Mercedes-Benz,, Mini, Volvo and Skoda all have representation on Boucher Crescent. Boucher Retail Park, which is 150 meters from the subject, is a Class 1 Retail Park where occupiers include Next, Sports Direct, TK Maxx, Cotswold, New Look, Starbucks, River Island and Boots.

DESCRIPTION

- Windsor Business Park comprises 6 no. units in total and is home to neighbouring occupiers, GSF Car Parts, Windowmate Aquaid and Karcher.
- The subject is an end terrace unit of steel portal frame construction, with the internal accommodation arranged over ground and mezzanine floors.
- The current ground floor fit out provides reception, office, warehouse accommodation, open plan workshop space and a wc. The mezzanine includes three offices, an open plan workshop space as well as a kitchen, cloakroom and WC. Access to the mezzanine is via a staircase at the front or emergency exit staircase at the rear.
- The unit could be easily reconfigured to suit occupier demand.
- The property extends to a gross internal area of 4047.2 sq ft (376.0 sqm), with access by way of a pedestrian doorway and electric roller shutter.



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EXISTING ACCOMMODATION

Description	Sq M	Sq Ft
Ground Floor Workshop/Warehouse & WC	201.1	2,165
Mezzanine	174.9	1,883
Net Internal Area	376.0	4,047

RATES INFORMATION

We understand the property has been accessed for rating purposes as follows;

NAV = £15,800

Rate in £ 2023/24 = 0.572221

Rates payable 2023/24 = £9,041.09

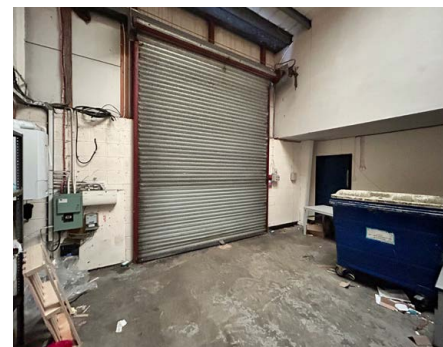
Prospective purchasers to make own enquiries with LPS

SALES DETAILS

Title The property is held under a 125 year lease from 17th May 1988 with a current annual ground rent of £4,690 per annum.

Price Offers in excess of £250,000 exclusive.

VAT We are advised that the property is registered for VAT.



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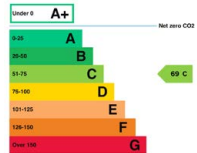
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EPC

UNIT 6 WINDSOR BUSINESS PARK BOSCHER PLACE BELFAST BT12 6HT		Energy rating C
Valid until 1 March 2031	Certificate number 6516-6406-0725-7080-9838	
Property type	BI Offices and Workshop businesses	
Total floor area	422 square metres	

Energy rating and score

This property's current energy rating is C.



CONTACT

For further information or to arrange a viewing contact:

Scott Lawther

sl@mckibbin.co.uk

McKibbin Commercial Property Consultants

Chartered Surveyors

Callender House, 58-60 Upper Arthur Street, Belfast BT1 4GJ

02890 500 100

property@mckibbin.co.uk

www.mckibbin.co.uk

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