

McConnell



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mcconnellproperty.com

FOR SALE



**Excellent Warehouse/Office
Building approx. c.21,080
sq.ft (1,958.4 sq.m)**

**25 Stockmans Way
Belfast
BT9 7ET**

- Prominent location with direct access onto the M1 Motorway.
- Additional 6,000 sq ft covered canopy / loading area attached to main building.

Montgomery House,
29-31 Montgomery Street, Belfast, BT1 4NX

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LOCATION

Belfast is the capital of Northern Ireland and the 2nd largest city on the island of Ireland. Belfast City has an estimated population of just over 330,000 and over 650,000 contained within the wider Belfast Metropolitan Area. Stockmans Way is located in a popular section of South Belfast in a predominantly mixed-use commercial location comprising of industrial/warehouse and office buildings.

Stockmans Way has excellent access onto the M1/A1 road to Dublin and also to the Westlink/M2 Motorway to the North of the province. The property further benefits from being located just 3 miles from Belfast City Centre and 6 miles to Belfast City Airport / Port.



DESCRIPTION

The property comprises an original warehouse building of c.11,000 sq.ft which has been extended both to the rear and most recently to the side giving total warehouse accommodation of 17,925 sq.ft.

In addition, the building also contains a two-storey section of offices/canteen to the front elevation of c.3,155 sq.ft and includes a reception area, partitioned office/meeting rooms, kitchens (2 No.), staff changing / shower and WC facilities. This ancillary accommodation has a gas fired central heating system.

The building is of steel portal frame with part brick and part profile steel elevations beneath a pitched roof incorporating c.10% translucent panels. There are also no.2 roller shutter doors on site.

Internally, the warehouse accommodation benefits from a range of eaves heights from a low of 6.6m to a maximum of 8.1m.

TITLE

The property is held long leasehold, subject to a nominal ground rent.

PLANNING

The subject site is zoned as 'Industrial / Existing Employment' in the Belfast Metropolitan Area Plan.

ACCOMMODATION

The accommodation is as set out below:

Accommodation	Sq Ft	Sq M
Offices & Canteen (GF & FF)	3,155	293.11
Warehouse inc extensions	17,925	1,665.29
Total Gross Internal Area	21,080	1,958.40

Note: An additional 6,000 sq ft covered canopy loading area to the side of the building is not included in the above accommodation.

RATES

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

Net Annual Value: £76,750

Rate in £ 23/24: 0.572221

Interested parties are advised to make their own enquiry into rates directly with Land & Property Services.

SITE AREA

The site extends to c.0.9 acres.



SALE DETAILS

We are seeking offers in excess of £1,300,000.

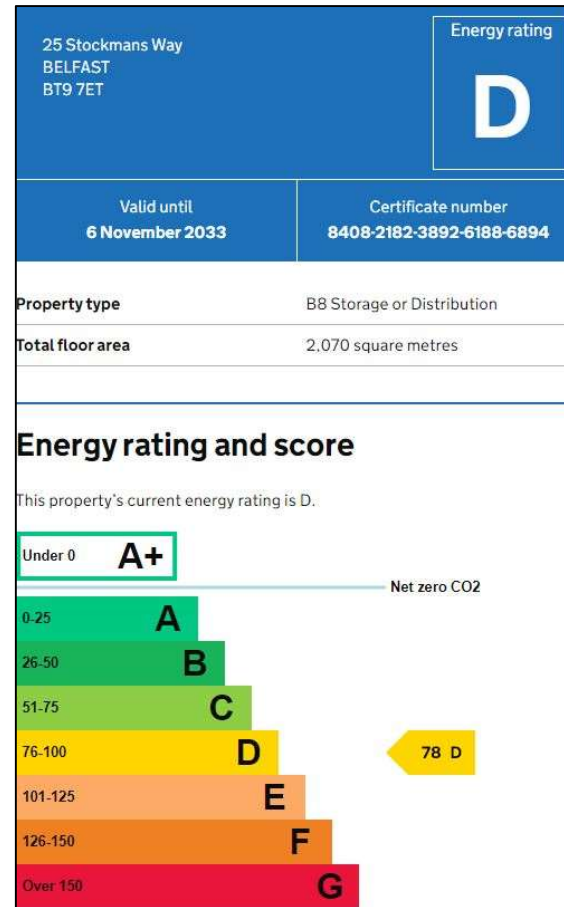
VAT

All prices and outgoings stated are exclusive of VAT, which will be chargeable.



EPC

The unit has achieved an Energy Performance Certificate of 78D
Contact agent for copy of full certificates.



LOCATION



VIEWING

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

McConnell |  **JLL** Alliance Partner

Contact: Frazer Hood / Ross Molloy

Tel: 028 9020 5900

Email: frazer.hood@mcconnellproperty.com

ross.molloy@mcconnellproperty.com

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/ukxi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McConnell Chartered Surveyors. 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.