

McConnell



028 90 205 900
mcconnellproperty.com

TO LET



Excellent Warehouse Unit of 16,235 sq ft

**Unit 7 Ravenhill Business Park
Ravenhill Road
Belfast
BT6 8AW**

- Located in established Ravenhill Business Park just outside Belfast City Centre.
- 16,235 sq ft with dedicated front yard space.

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

T: 028 90 205 900
E: info@mcconnellproperty.com

LOCATION

Belfast is the capital of Northern Ireland and the commercial centre for a population in the region of 500,000 persons. The City benefits from good communication links, both in terms of road and rail networks, therefore making it very accessible from all parts of the province and in specific to the following:

Belfast City Airport	2 Miles
Belfast International Airport	17 Miles
Belfast Port	2.5 Miles
Larne Port	23 Miles

DESCRIPTION

The property comprises a modern warehouse extending to approximately 16,235 sq ft, including 4,950 sq ft mezz floor. The building is of steel portal frame construction with part brick and part metal clad elevations beneath a pitched roof with translucent panels. There is a yard area to the front of the building.

Internally the building is arranged to provide a large warehouse together with ancillary accommodation. The ancillary accommodation to the front of the building is arranged over two levels and includes trade counter, offices, storage, staff facilities and WCs. The property benefits from a maximum eaves height of 8m and a minimum eaves height of 6m. There is a 6m roller shutter in place.

SPECIFICATION

- Steel frame warehouse with part block wall and profile metal cladding to elevations
- Pitched profile metal roof
- Concrete floors
- Roller shutter access door
- Fluorescent probe and strip lighting
- Fitted office, kitchen & WC facilities

ACCOMMODATION

	Sq Ft	Sq M
Ground Floor	c. 11,285	c. 1,048.41
Mezzanine Floor	c. 4,950	c. 459.80
Total GIA	c. 16,235	c. 1,508.21

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LEASE TERMS

- Term: 10 years from 1st December 2019.
- Rent: Upon application.
- Repairs: Full repairing lease.
- Insurance: Tenant responsible for refund of fair proportion of the Landlord's building insurance premium.

RATES

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

Net Annual Value: £27,200

Rate in £ 24/25: 0.599362

Rates payable, if applicable: £16,302.64

VAT

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

EPC

The unit has achieved an Energy Performance Certificate of 122E

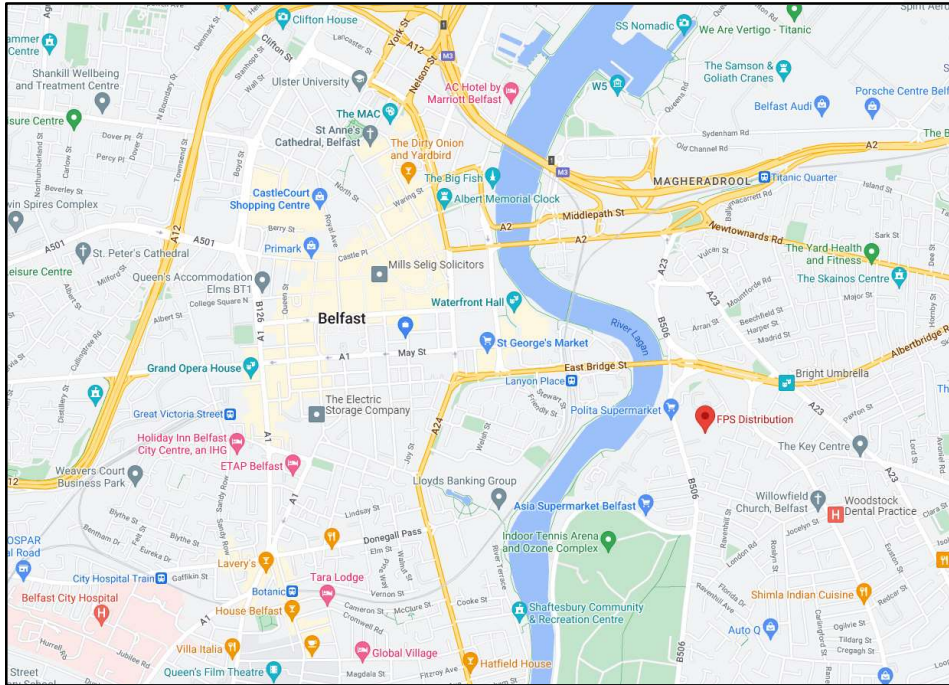
Contact agent for copy of full certificates.



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LOCATION



VIEWING

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

McConnell

 **JLL** Alliance Partner

Contact: Greg Henry

Tel: 07841 928 670

Email: greg.henry@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/uk/si/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 Property. 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.