

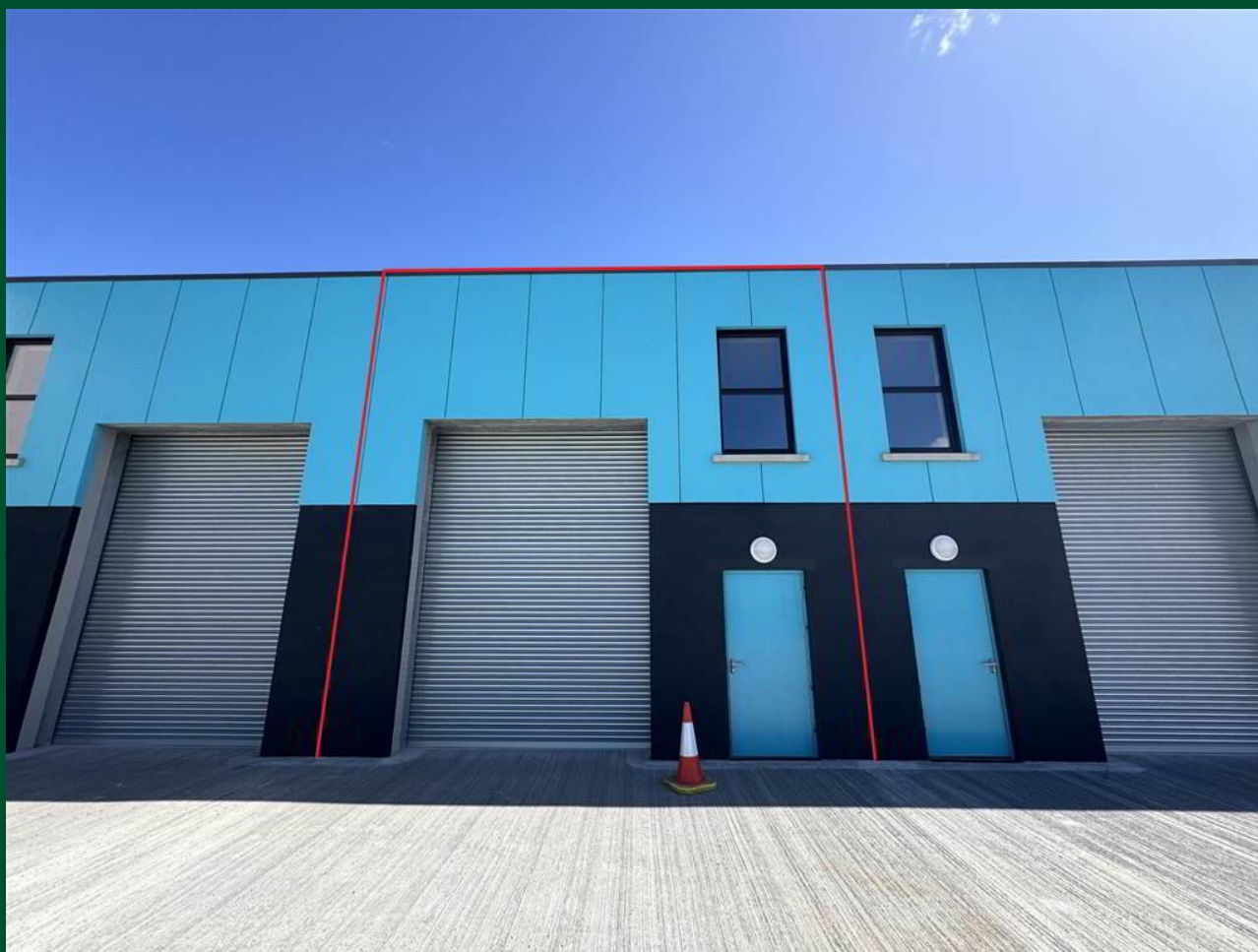
Northern Property

Estate Agents & Property Consultants

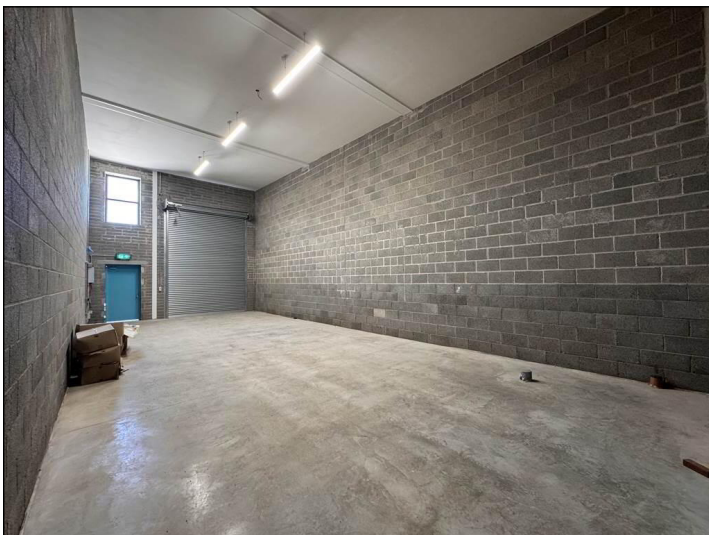
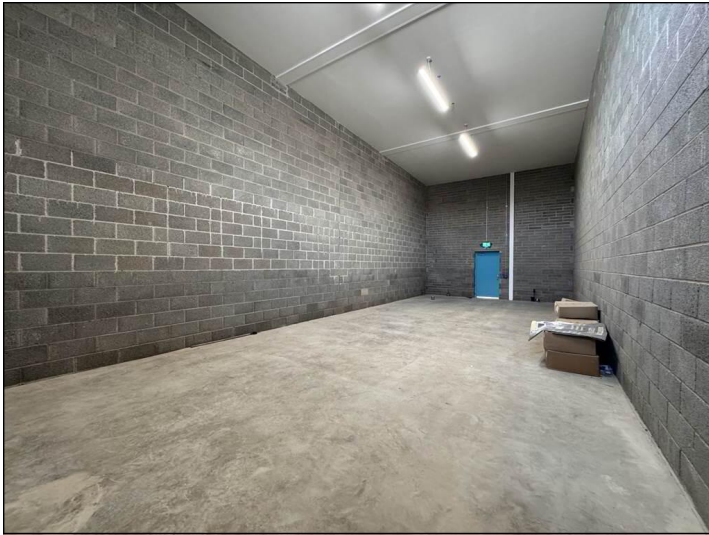


Unit 2, Peace Line Business Park
Merkland Place
Belfast, BT13 3BL

£800
Per Month



- Final Stages of Construction
- Double Height Electric Shutter
- Circa 878 sqft
- Approx 6.23m Clearance Height
- Two Car Parking Spaces
- Opportunity for Mezzanine Floor
- 24 hr CCTV
- Rent £9,600 Per Annum
- Tenant Liable for Rates
- Service Charge TBC
- EPC TBC
- Not Suitable Use for Gym Facilities



Description

LOCATION

Merkland Place is situated off Lanark Way, Belfast. Within close proximity to the Westlink and approximately 2 miles from the city centre.

DESCRIPTION

The scheme will comprise of 14 warehouse units of circa 878 sqft. The units will be finished with concrete flooring and exposed masonry walls. Each unit has a double height electric shutter with front and rear pedestrian doors. Approx 6.35m clearance height with potential for mezzanine floor and has the provision for a gas supply.

There will be two car parking spaces allocated per unit. The location is monitored by 24 hour CCTV and externally monitored outside trading hours.

RENTAL PRICE

We have been instructed to seek rent of £9,600 Per Annum (£800 Per Month)

RATES

Estimated £1,600 Per Annum (LPS have been to assessed - TBC)

SERVICE CHARGE

Monthly Service Charge to include Property Insurance, CCTV, Ground Maintenance with other services to be confirmed.

FURTHER INFORMATION

For access, further information and/or register your interest, please contact our

commercial team; Telephone; 028 90324
5 5 5 E m a i l ;
commercial@northernproperty.com

Ground Floor

13.818m x 5.907m (45' 4" x 19' 5")





VIEWING IS STRICTLY BY APPOINTMENT WITH OUR OFFICE



Sales - Lettings - Management - Commercial

Headquarters
263 Falls Road
Gaeltacht Quarter
Belfast, BT12 6FB

T: 90 324 555

Commercial & Investments
721a Lisburn Road
Belfast
BT9 7GU

T: 90 31 31 33

New York
167 Madison Av
Suite 505
New York, NY 10016

T: 001 646 968 0559

 sales@northernproperty.com
 [@northernpropertyestateagents](https://www.facebook.com/northernpropertyestateagents)
 [@propertyni](https://twitter.com/propertyni)
 [@northernproperty](https://www.instagram.com/northernproperty)

CALL US
028 90 324 555



Proud sponsors of
Antrim GAA & LGFA

Northern Property for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) these particulars are set out as a general guideline only, for the guidance of intending purchasers or lessees and do not constitute, nor constitute any part of an offer or contract; (2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves in inspection or otherwise, as to the correctness of each of them; (3) No person in the employment of Northern Property has any authority to make or give representation or warranty whatever in relation to this property.

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and 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/uksi/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 agreement with Northern 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.

Northern Property is a trading name of Northern Propertyni.com Limited. **Registered Address:** 263 Falls Road, Belfast, BT12 6FB. **Company Number:** NI616495