

# McConnell



**028 90 205 900**  
**mcconnellproperty.com**

**TO LET**



## Office Accommodation To Let c. 2,080 sq.ft (193.24 sq.m)

8 Prince Regent Road  
Unit A  
Belfast  
BT5 6QR

- Excellent location on the Outer Ring (A55) with easy access into Belfast City Centre
- Located in a well established industrial/warehouse estate within East Belfast
- Close proximity to Belfast City Airport and Belfast Harbour

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

T: 028 90 205 900  
E: [info@mcconnellproperty.com](mailto:info@mcconnellproperty.com)

## LOCATION

Prince Regent Road is located at the top end of Castlereagh Road close to its junction with the outer ring dual carriageway (A55), which provides easy access to Belfast City Airport, Belfast Harbour and the Motorway Networks.

Prince Regent Road Industrial Estate is the primary industrial and warehouse location in East Belfast with additional warehouse and showroom units situated within close proximity along the Castlereagh Road and Montgomery Road.

Occupiers within the locality include Brow Packaging, Post Office and Honda.

## DESCRIPTION

Prince Regent Road is the primary industrial and warehouse location in East Belfast.

The subject unit is an ancillary office block c.2,080 sq.ft with No.10 parking spaces.

The unit benefits from carpeted flooring, plastered/painted walls, recessed fluorescent grid lighting, perimeter trunking and suspended ceilings.

Kitchen and WC facilities are also contained within.

## LEASE DETAILS

Rent: £16,000 + VAT p.a.

Term: Effectively full repairing and insuring lease for a term by arrangement.



## NAV

We are advised by Land and Property Services of the following:-

Unit No.	Description	NAV
8	Offices	£9,750

The current commercial rate in the pound is £0.599362 (2024/25).

Interested parties are advised to make their own enquiries to rates.

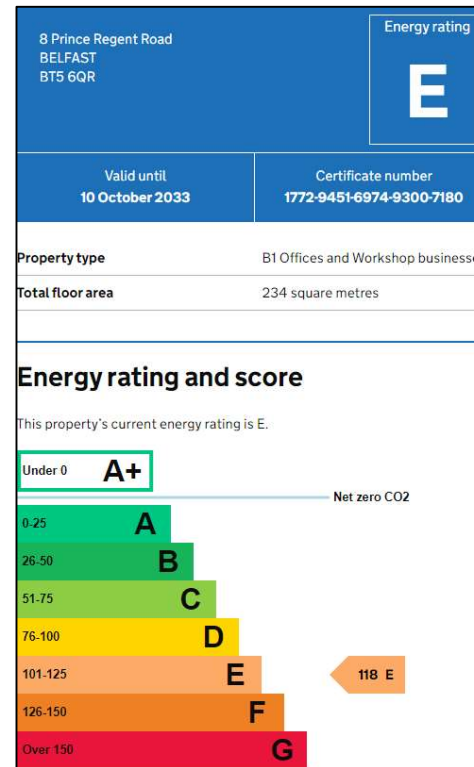
## VAT

The property is opted to tax and therefore VAT is payable on all outgoing.

## EPC

The property has been given an EPC rating of 118E.

A copy of the full certificate can be made upon request.



## LOCATION



### 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 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.

## VIEWING

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



**Contact:** Frazer Hood / Ross Molloy

**Tel:** 028 90 205 900

**Email:** [frazer.hood@mcconnellproperty.com](mailto:frazer.hood@mcconnellproperty.com) /  
[ross.molloy@mcconnellproperty.com](mailto:ross.molloy@mcconnellproperty.com)

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