

# Northern Property

Estate Agents & Property Consultants



Unit 3, 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

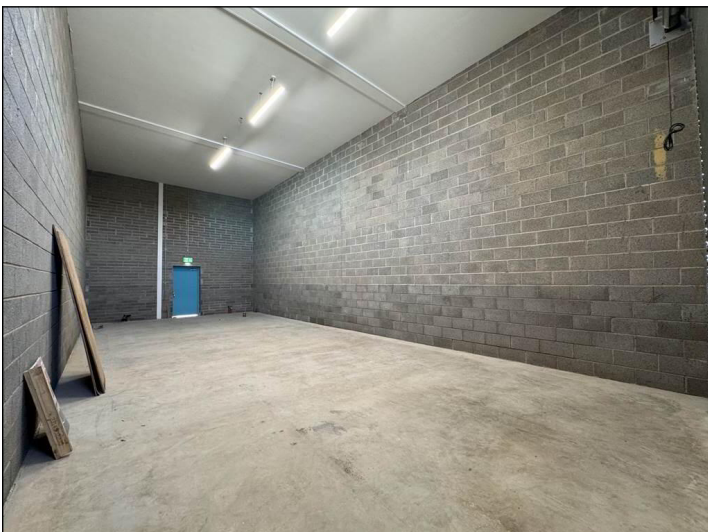
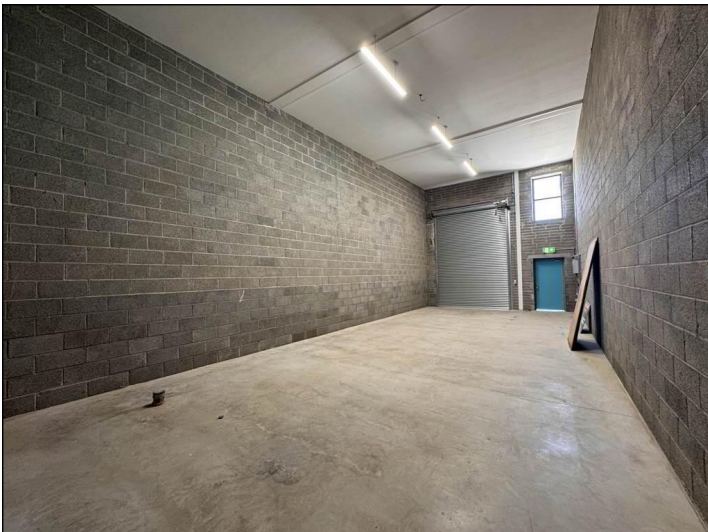
Estimated £1,600 Per Annum (LPS have been to assessed - TBC)

## 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")*





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