

# To Let

Refurbished Commercial Units c. 1,298 - 3,213 sq.ft  
Units 3-4 Dargan Court, Dargan Crescent, Belfast, BT3 9JP



No Vat  
Payable



# To Let Units 3-4 Dargan Court, Dargan Crescent, Belfast, BT3 9JP



## Property Highlights

- 2 no. Refurbished Interconnected Commercial Units
- Accommodation from c. 1,298 - 3,213 sq.ft
- Car Parking available immediately to the front of the units
- Highly accessible location
- Available immediately
- VAT not payable

## Location

Dargan Court Business Park is located off Dargan Crescent, close to the junction with Dargan Road.

It is located approximately 2 miles north of Belfast City Centre just off the M2 Motorway, with access from the Fortwilliam Roundabout.

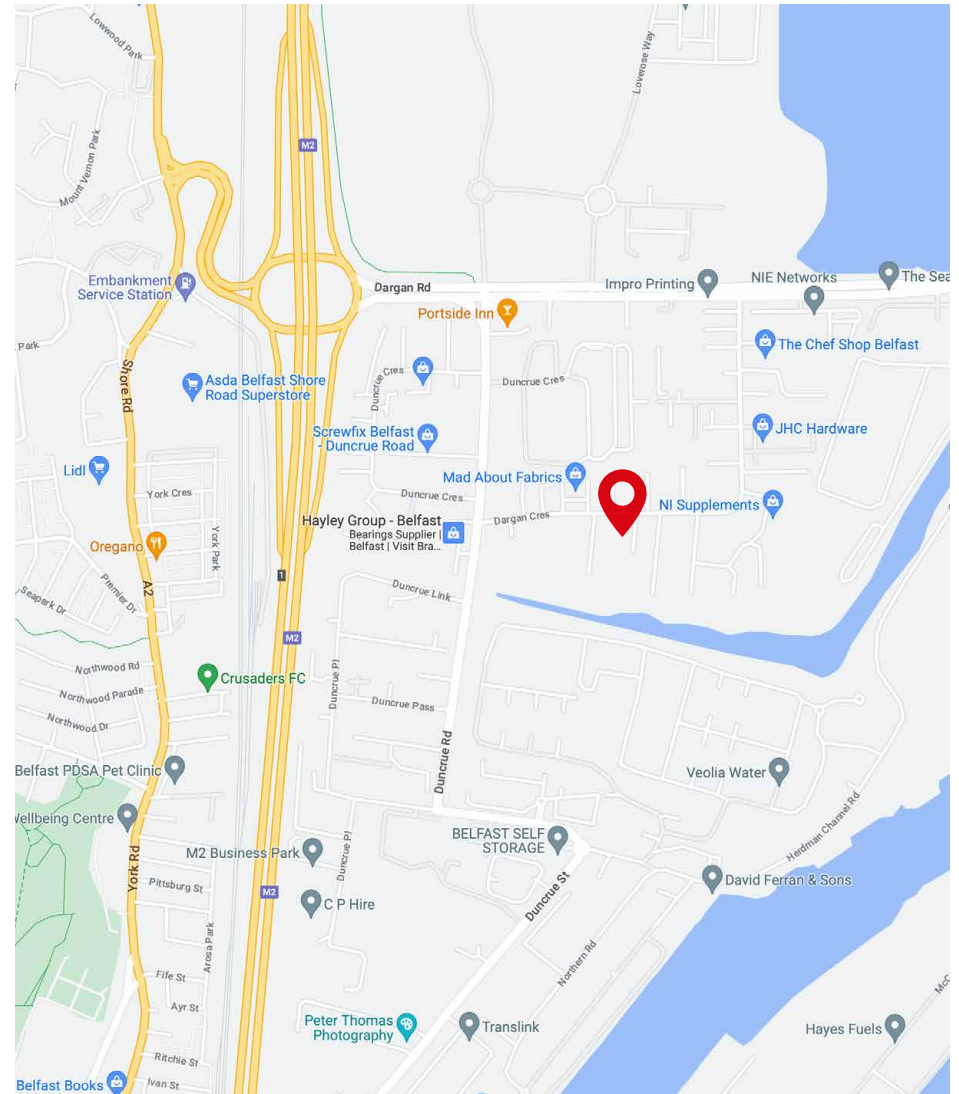
Other occupiers within the scheme include Wurth, Transport Supplies, Exi-Tite, Cherryhill Kitchens & Island Forklifts.

## Description

The property comprises of 3 no. commercial units in a terrace with car parking to the frontage. The properties are constructed of steel portal frame with block infill and a profile metal cladding to walls and roof. Each unit has an electric roller shutter door and pedestrian door access. The units have an eaves height of c.4.50m. Unit 3 benefits from a glazed trade counter shopfront & entrance.

The units are interconnected internally and have recently undergone refurbishment works to include:

- Concrete Floors with Epoxy Resin Floor finish
- Painted throughout
- New Sanitaryware to WCs
- New Water heaters
- 3 Phase Electricity
- Electrical systems modernised



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## Accommodation

All Areas are Approximate and based on G.I.A

Description	Sq Ft	Sq M
Unit 3 Commercial Unit	982	91.2
Mezzanine Office	319	29.4
Sub-Total	1,298	120.6
Unit 4 Commercial Unit	982	91.2
Mezzanine Kitchen / Staff	300	27.86
Mezzanine Storage (part over unit 3)	633	58.9
Sub-Total	1,915	177.96
Unit 5 Commercial Unit		LET
Mezzanine Storage		LET
Sub-Total		LET
<b>Total</b>	<b>3,213</b>	<b>298.56</b>

## Lease Details

Term: 5 Years  
Rent: £24,000 (No VAT)  
Repairs / Insurance: Effective Full Repairing & Insuring Terms.  
Service Charge: Levied to cover upkeep & management of estate common areas. (£300 per annum per unit)

## Rates

Net Annual Value (NAV): Units 3 & 4 £11,000  
Rate in £ for 2024/25: £0.599362  
Estimated Rates payable: £6,593 per annum

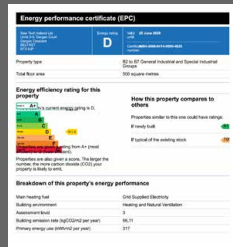
(The occupier may be able to avail of some rating relief for the property dependent on the use of the premises.)

## VAT

All prices are quoted exclusive of VAT, which may be payable.



EPC



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