

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



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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.

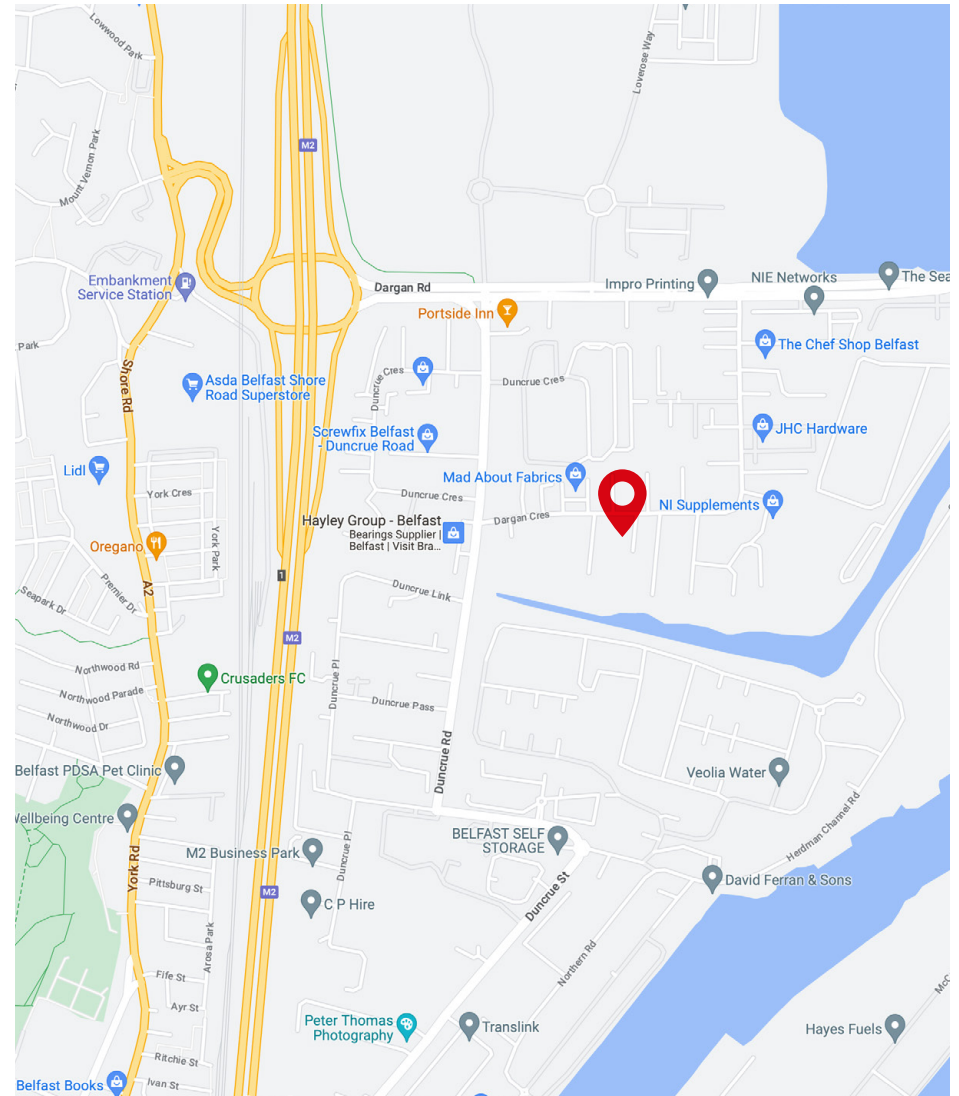
Other occupiers within the scheme include Wurth, Transport Supplies, Exi-Tite, Cherryhill Kitchens & Island Forklifts.

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
Total	3,213	298.56

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 combined

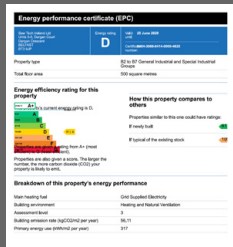
(The occupier may be able to avail of some rating relief for the property dependent on the use of the premises.)

VAT

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



EPC



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