

WAREHOUSE UNIT TO LET

107 Limestone Road, Belfast, BT15 3AB

CBRE NI
PART OF THE AFFILIATE NETWORK



WAREHOUSE UNIT TO LET

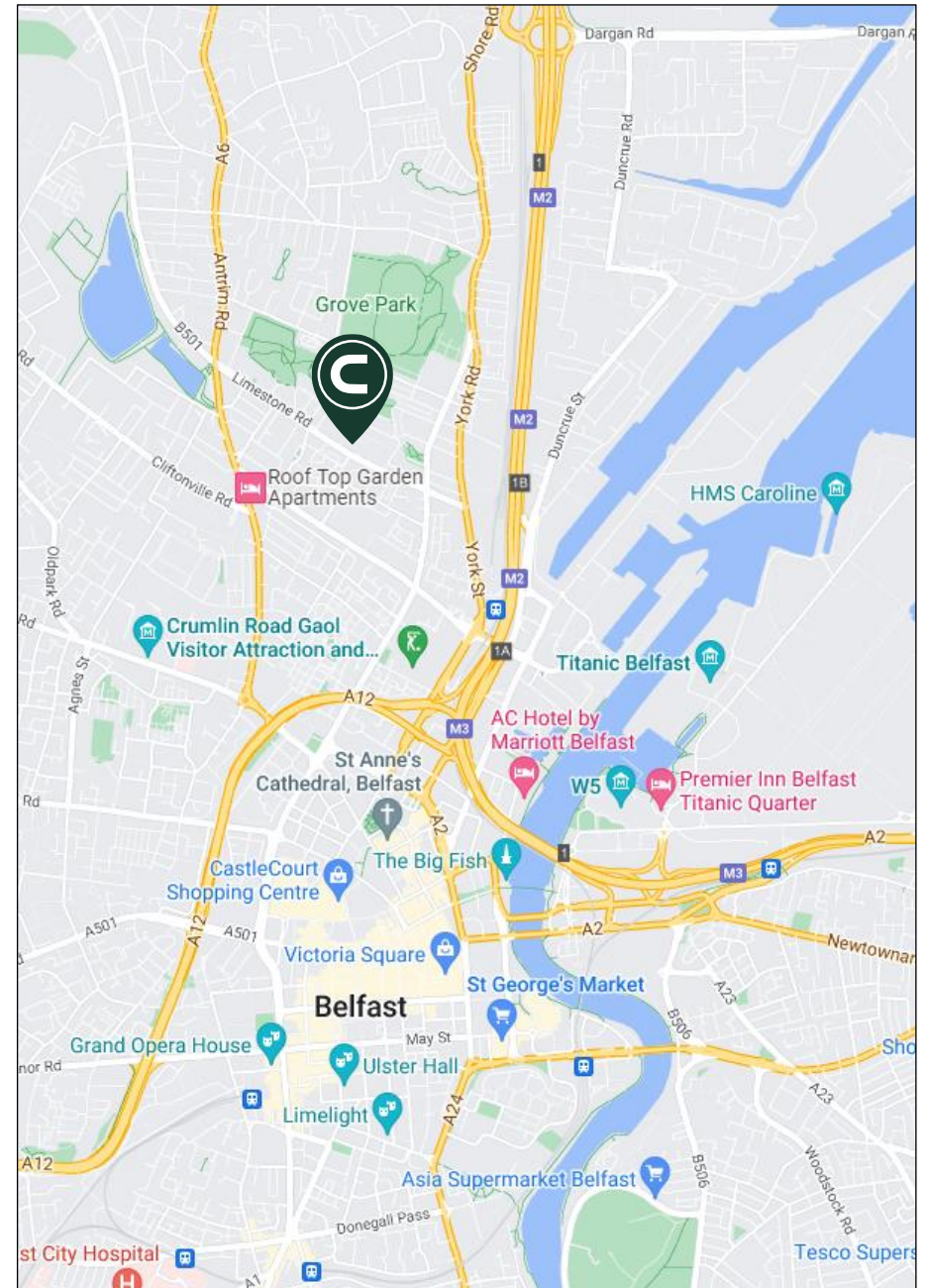
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Key Benefits

- Ease of access to M2/M1 motorway
- 16,274 sq ft warehouse and office

Location

The property is located on the Limestone Road approximately 1.5 miles North of the City Centre. The premises are easily accessed from the M2 Motorway and Westlink via the York Road (A2). All major transport links are within close proximity with the Port of Belfast within a 5 minute drive and Belfast City Airport within a 10 minute drive.



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Description

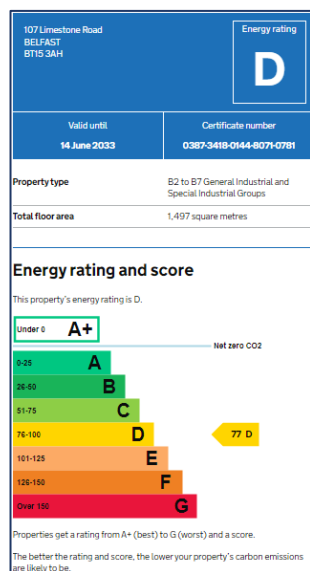
The property comprises a warehouse with ancillary offices on a secure, self-contained site. The warehouse is of brick/blockwork construction with flat roof incorporating Perspex roof lights. Eaves height throughout the warehouse is approximately 4.75 m. with access provided via a roller shutter door (4.6 m. high).

The warehouse also benefits from fluorescent lighting.

An office element is provided over 2 floors to the front of the building along with a canteen facility.

EPC

A copy of the EPC certificate is available below and can be made available on request.



Accommodation

Area		
Warehouse	10,855 sq ft	1,008.44 sq m
Office Element (2 floors)	4,330 sq ft	402.30 sq m
Canteen	1,089 sq ft	101.13 sq m
Total	16,274 sq ft	1,511.87 sq m

Tenure

Rent	£50,000 per annum exclusive
Term	Negotiable
Repairs/Insurance	Full repairing and insuring basis

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £42,600. The rate in the £ for 2024/25 is £0.599362 therefore the estimated rates payable for 2024/25 is £25,533.

VAT

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

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