

Unit 11 Alanbrooke Industrial Estate, Belfast

c. 1,020 sq ft

Colliers

TO LET



- High profile business unit extending to c. 1,020 sq ft
- 20 no. modern light industrial units within a secure gated compound with CCTV

- The unit benefits from car parking
- Eaves height of approximately 5.3 m (highest point) with roller shutter doors

- Asking Rent - £8,500 per annum

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Unit 11 Alanbrooke Industrial Estate, Alanbrooke Road, Belfast

Location

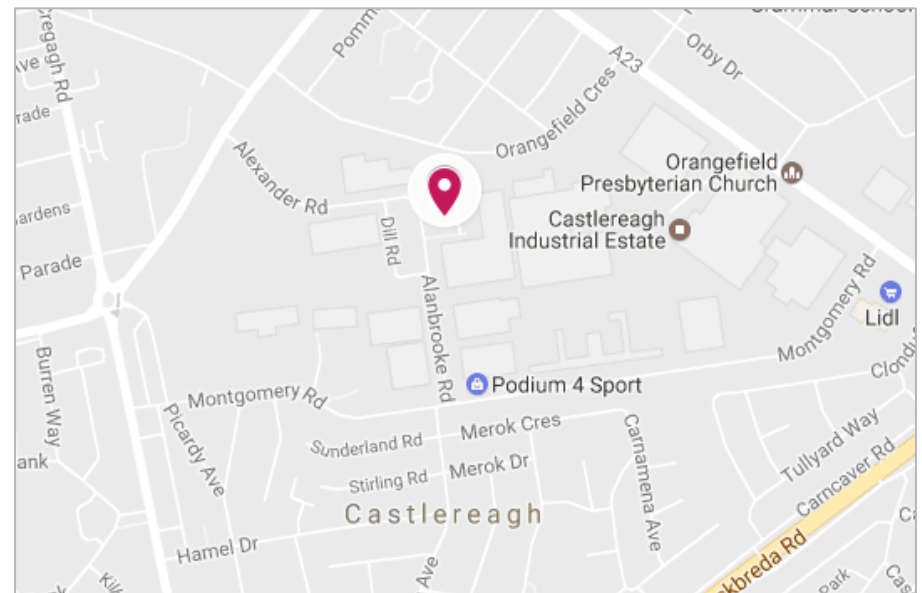
The subject property is located just off the Castlereagh Road, one of the main arterial routes into and out of Belfast City Centre, in close proximity to the Outer Ring Road which provides convenient access to the province's motorway network.

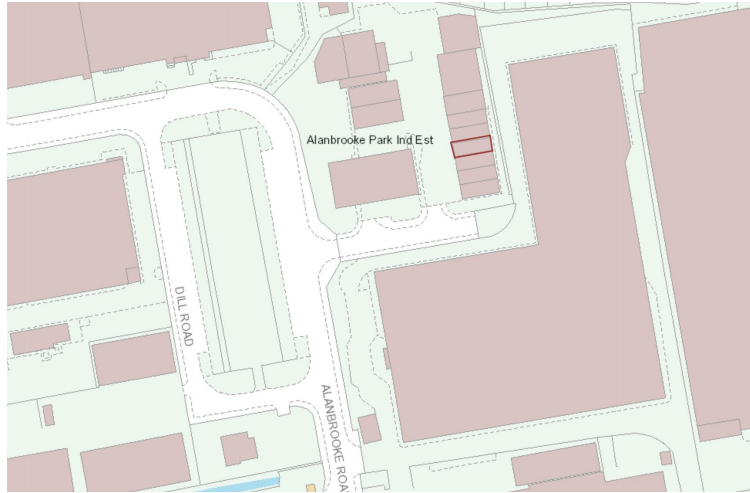
Occupiers within the development include; Target Dry Ltd and Barron McCann.

Description

The subject development comprises 20 no. modern light industrial warehouse units located within a secure gated compound with CCTV. The unit benefits from adequate service access and car parking.

The subject unit is located within a mid-terrace position and is of steel portal frame construction, enclosed with brick/blockwork and double skin composite clad roof. The unit benefits from roller shutter doors and personnel doors and an eaves height of 4.4 metres (low point) and to 5.3 metres (high point).





Accommodation

Unit 11: 94.8 sq m (1,020 sq ft)

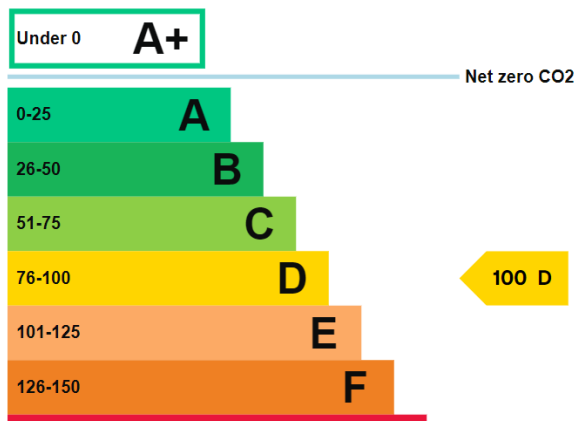
Lease Details

Term: A new 5 year lease
 Rent: £8,500 per annum exclusive
 Service Charge: £740 per annum

Rateable Value

Rates payable estimated to be £4,015 per annum

This property's energy rating is D.



EPC

As illustrated.

VAT

All prices and outgoings are exclusive of VAT which may be chargeable

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