

To Let

Excellent Retail Units / Warehouse & Large Yard / Parking

200 Stewartstown Road, Belfast. BT17 0LE

**Northern[®]
Property**



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Property Highlights

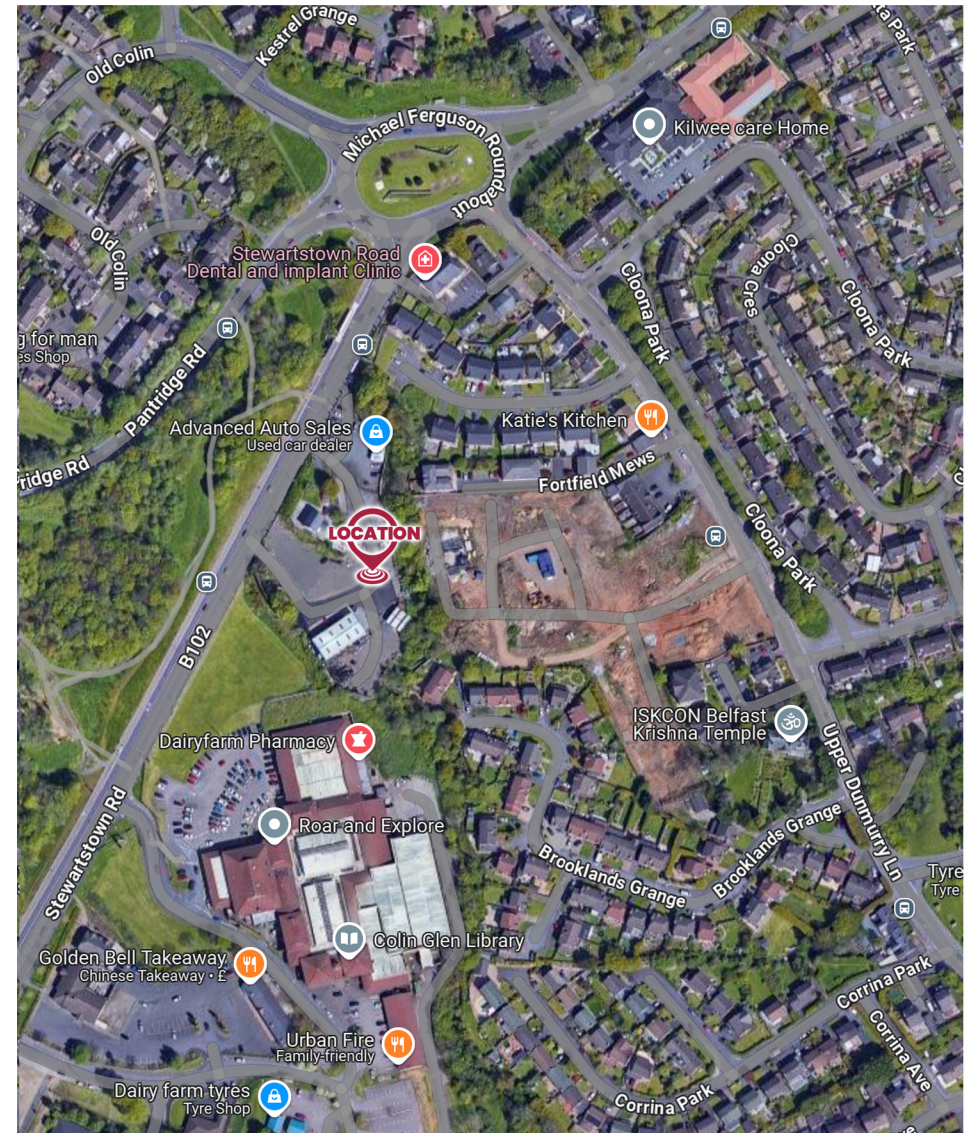
- Large Industrial Site
- Access on Stewartstown Road
- Rent £48,000 Per Annum
- Site Circa 48,000 Sq Ft
- Detached Steel Frame Unit Circa 3,200 Sq Ft
- Unit Includes Mezzanine Floor & Two Offices
- Kitchen & Toilet Facilities
- Enclosed Rear Yard
- Available Immediately

Location

Located on the Stewartstown Road just past the Michael Ferguson Roundabout in West Belfast. This site offers proximity to the M1 motorway and Westlink; while being approximately 5.7 miles from Belfast City Centre and 4.6 miles from Lisburn City. The site benefits from excellent public transport connections, high volumes of vehicular and foot traffic and close to local amenities and surrounding residential areas.

Description

Entrance to the site on the Stewartstown Road. The site offers circa 48,000 sq ft and includes a detached steel frame warehouse with metal cladding circa 3,200 sq ft and second warehouse unit. The warehouse benefits from three electric roller shutters, single pedestrian door, single storey mezzanine, two office spaces, kitchenette and toilet facilities. There is a rear exit door leading to an enclosed rear yard with a second unit.



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Accommodation

	Sq M	Sq Ft
Detached Unit	3,136.62	291.40
Office (1)	230.10	21.38
Office (2)	158.12	14.69
Kitchen	35.19	3.27
Toilet	23.50	2.18
Detached Unit	520.03	48.31

Lease Details

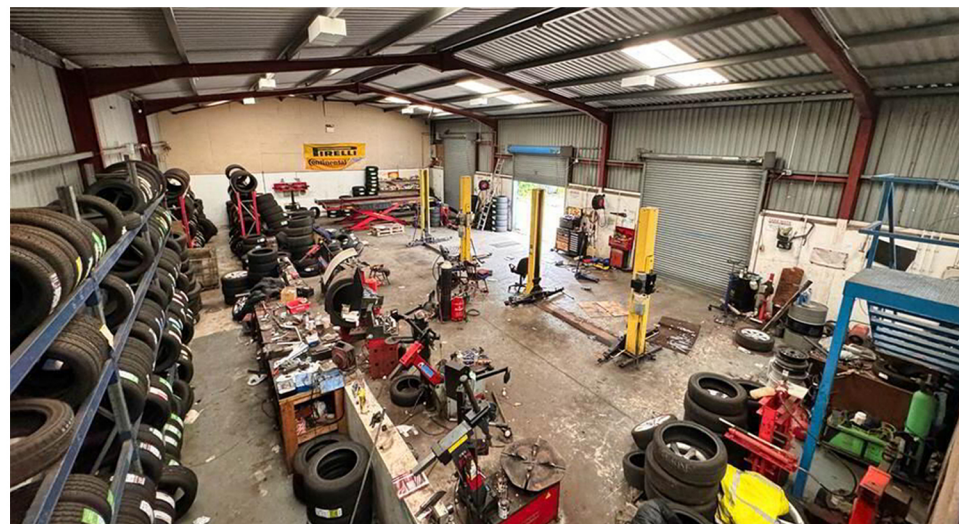
Rent:	£48,000 per annum
Term:	5 years minimum
Service Charge:	N/A
Insurance:	£TBC (Payable by Tenant)

Rates

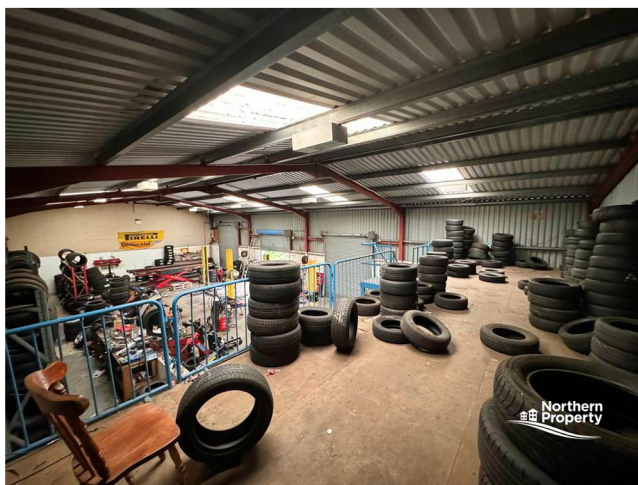
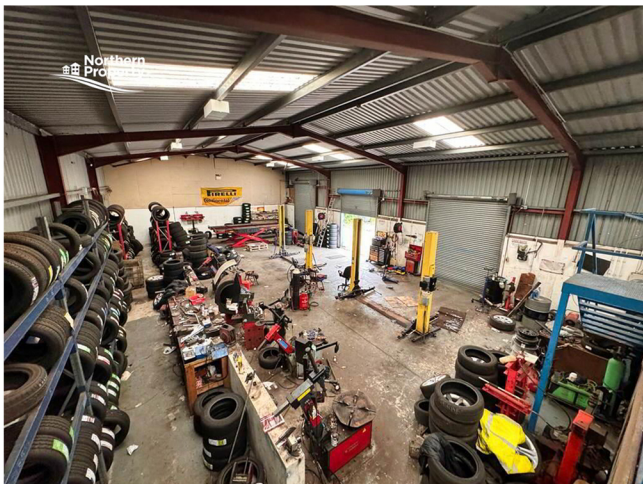
Rates payable £TBC per annum 2024/2025

VAT

We are advised that the property is currently not VAT registered.



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EPC Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	67	71
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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