



LAND AND BUILDINGS AT 50 MOIRA ROAD, CRUMLIN

Extensive land holding with buildings situated within a strategic employment location



LAND AND BUILDINGS AT 50 MOIRA ROAD

CRUMLIN

Belfast International Airport (6 miles), Antrim (10 miles), Belfast (12 miles), Lisburn (11 miles), Port of Larne (26 miles), Newry (41 miles), Derry / Londonderry (61 miles), and Dublin (107 miles)
(All Distances Approximate)

FUTURE DEVELOPMENT LANDS WITH EXISTING BUILDINGS WITH THE BENEFIT OF SHORT-TERM INCOME

Attractive lot size extending to a total of about 16 acres (6.47 ha) with about 19,000 sq. ft (1,765 sq. m) of various commercial buildings.
The site benefits from planning permission on part of the lands for “mixed use development comprising Class B business uses and sui-generis uses” ref LA03/2023/0506/PAN.

Asking price of £4,250,000 (Four Million Two Hundred and Fifty Thousand Pounds Sterling).

For Sale by Private Treaty

Savills Belfast

2nd Floor Longbridge House
16-24 Waring Street
Belfast BT1 2DX
+ (44) 28 9026 7820
Belfast@savills.ie



LOCATION

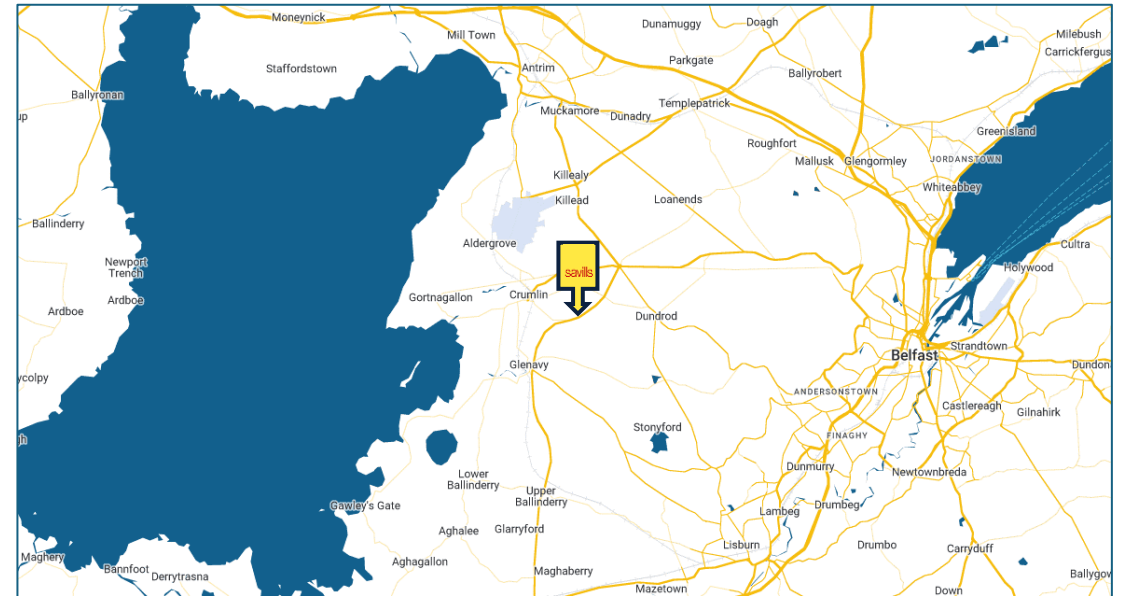
The property is situated in an ideal location about 1,000 meters from the busy Nutt's Corner roundabout, near Belfast International Airport and main road network.

Within close proximity to the subject, Sysco Ireland is close to completing its 250,000 sq ft distribution centre at a cost of £23m. The Hannon Group recently received planning permission for their storage and distribution centre which at a cost of £22m will create 160 new jobs with a total of 400 permanent jobs at the location and Tamar Sleby Ltd secured planning permission for a 210,000 sq ft storage and distribution centre at Dundrod Road.

The lands are located approximately 12 miles northwest of Belfast, and about 6 miles southeast of Belfast International Airport.

Nearby occupiers also include the Lidl Regional Distribution Centre, Cosentino and D Beattie Distribution.

**LOCATED ONLY 12.0 MILES
FROM BELFAST & 26 MILES FROM
THE PORT OF LARNE**



Belfast
12 miles



Larne
26 miles



Newry
41 miles



Dublin
107 miles



BOUNDARY FOR INDICATIVE PURPOSES ONLY

DESCRIPTION

The lands offer a potential purchaser the unique opportunity to purchase a future development site, which benefits from short term income.

About 85% of the site benefits from being covered in hardstanding with a concrete laneway providing access throughout the lands.

There are a number of warehouse / storage buildings and office which are currently occupied by commercial occupiers.

The vendor is prepared to dispose of the property either with the benefit of the occupiers remaining on site, or with the benefit of vacant possession.

Furthermore the lands benefit from mains water supply, mains drainage, and an electricity supply.



PLANNING

The site benefits from planning permission on part of the lands for “mixed use development comprising Class B business uses and sui-generis uses” ref LA03/2023/0506/PAN.

The whole site previously benefitted from full planning permission for “warehouse and distribution for rail track components plus administration offices” under planning reference T/2007/0243/RM.

Further details can be provided upon request.



ACCOMMODATION SCHEDULE

BUILDING	Gross Internal Area SQ M / SQ FT
A	232 / 2,497
B	75 / 807
C	32 / 344
D	18 / 194
E	57 / 613
F	57 / 613
G	121 / 1,302
H	121 / 1,302
I	309 / 3,326
J	617 / 6,641
K	57 / 613
L	57 / 613
M	57 / 613
N	57 / 613
O	57 / 613

Any areas, measurements or distances are approximate.

TENANCY SCHEDULE

A copy of the tenancy schedule is available upon request.

GENERAL REMARKS

Title

We assume the property is held under freehold title.

Viewings

Viewings strictly by appointment and to be arranged with the sole agent.

VAT

All prices, outgoings and rentals are exclusive of but may be liable to Value Added Tax.

Sale Price

The property is being offered for sale as a whole for £4,250,000 (Four Million Two Hundred and Fifty Thousand Pounds Sterling).

Offers

Offers are to be submitted to the selling agents, Neal Morrison (neal.morrison@savills.ie), or Alex Pelan (alex.pelan@savills.ie).

Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

Solicitors

Emma Smith, MKB Law, 14 Great Victoria Street Belfast BT2 7BA

Plans, Areas and Schedules

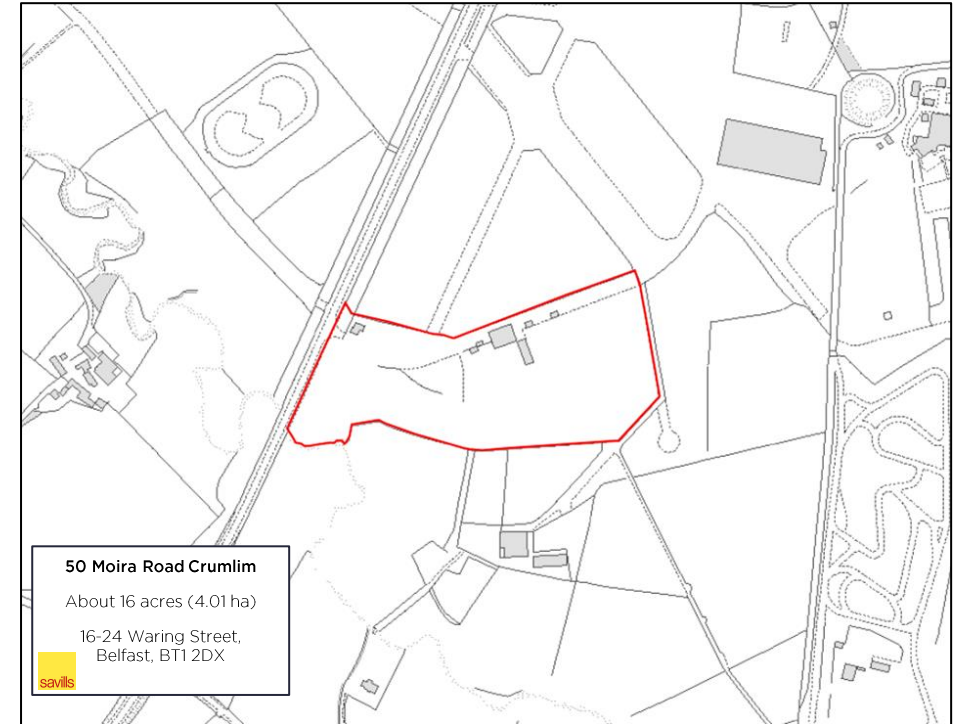
These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitor, and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

EPC

Available upon request.

Rates

A breakdown of the rates is available upon request.



**FOR FURTHER
INFORMATION OR TO
ARRANGE A VIEWING,
PLEASE CONTACT:**

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Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3. As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. <https://www.legislation.gov.uk/ukSI/2017/692/contents>

Brochure prepared August 2024



