



**Instinctive
Excellence
in Property.**

To Let

**A range of fully refurbished Warehouse,
Office and Commercial Work Space
From 4,000 - 30,000 sq ft**

302 Newtownards Road
Belfast
BT4 1HF

WAREHOUSE/WORKSPACE



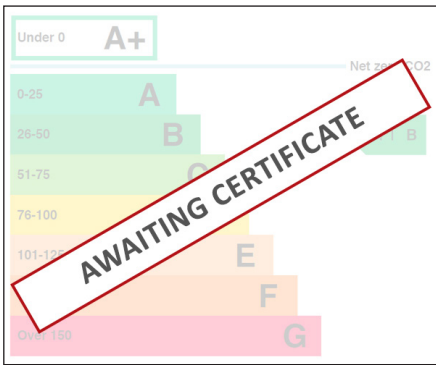
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WAREHOUSE/WORKSPACE

EPC - following refurbishment.



Location

The property is located in East Belfast, in a prominent location on the Newtownards Road, an arterial route approximately 1.5 miles or a 5 minute drive from Belfast City Centre, with Glider services a short walk away.

Browns is adjacent to Portview Trade Centre with occupiers including Flout Pizza, Root & Branch Coffee and Boundary Brewery. Connswater Shopping centre and CS Lewis square are also close by.

Description

The property is being fully refurbished by Angus Properties who have a track record of delivering high quality, sympathetic refurbishments such as The Printworks, The Lombard and Laganview House. Details of their previous projects can be seen here <https://anguspropertiesltd.com/>.

The space will be attractive to anyone who is looking warehousing, storage or commercial workspace that gives a bright loft style finish close to the city centre.

Whether you are a local food producer, involved in creative industries or are simply require high quality office or storage space close to the city centre we are happy to discuss options.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Use	Sq Ft
Ground Floor Block A	B4 storage and distribution	3,961
Ground Floor Block B (A)	B4 storage and distribution	6,221
Ground Floor Block B (B)	B4 storage and distribution	5,973
First Floor	B1 office	4,574
Second Floor	B1 office	4,574
Third Floor	B1 office	4,574
Total		29,877



Rates

To be confirmed following refurbishment.

Lease Details

On request.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

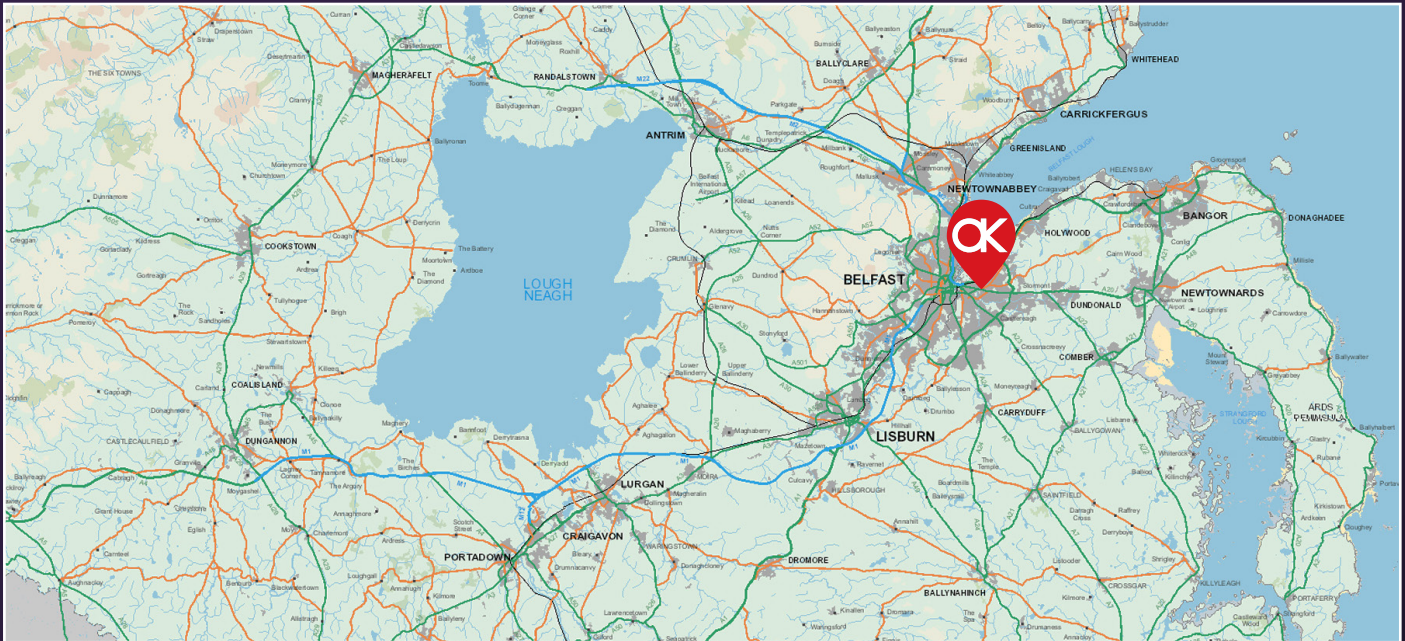
Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.





FOR IDENTIFICATION PURPOSES ONLY



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CUSTOMER DUE DILIGENCE

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 (<http://www.legislation.gov.uk/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.