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# 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.

**Available to rent late 2025.**

## 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
<b>Total</b>		<b>29,877</b>



## Rates

To be confirmed following refurbishment.

## Lease Details

On request.

## VAT

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

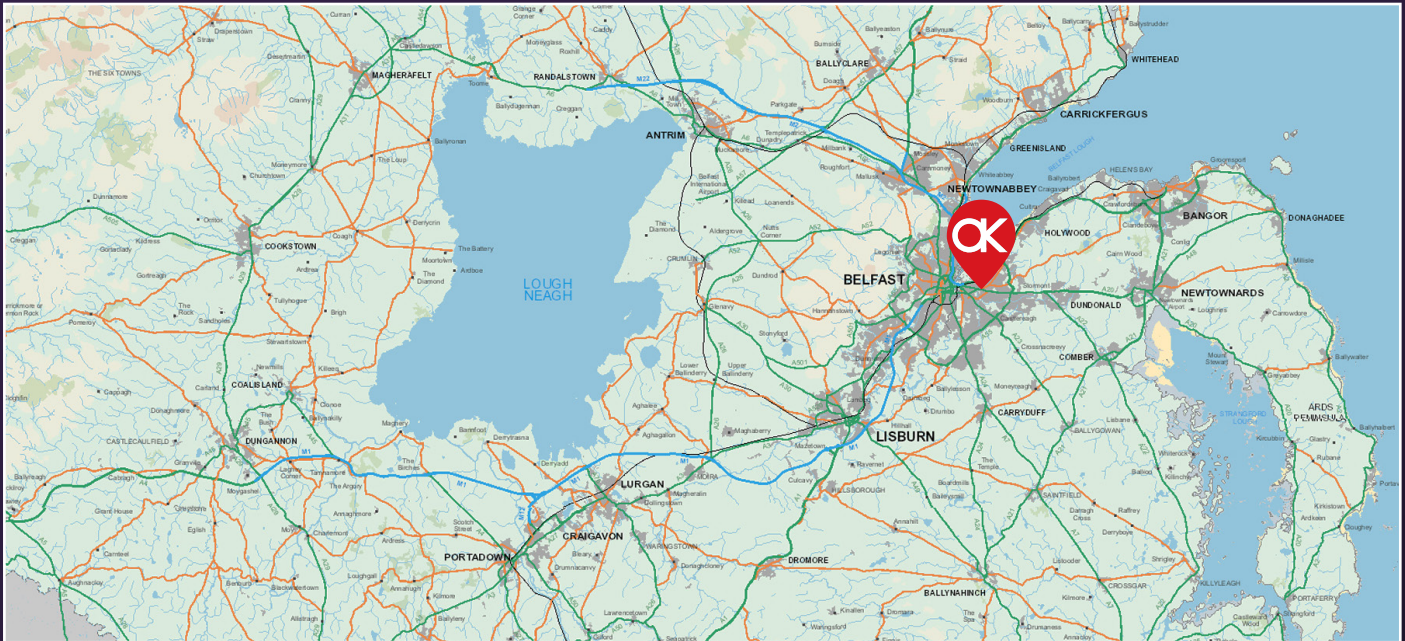
## Anti-Money Laundering

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

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