

TO LET PRIVATE WAREHOUSE FACILITY (C.1.79-ACRE SITE)

FOR  
SOMETHING  
UNIQUE

# ONE-FIVE REDCAR STREET

Private warehouse facility (c.33,129 sq ft) on a large secure site of c.1.79 acres

Accessible location within c.1 mile of the City Centre, Motorway & Belfast Docks

Excellent eaves height, six roller shutter doors, ancillary space and two gated vehicle entrances

Suitable for a wide range of business uses, subject to any statutory planning consents.

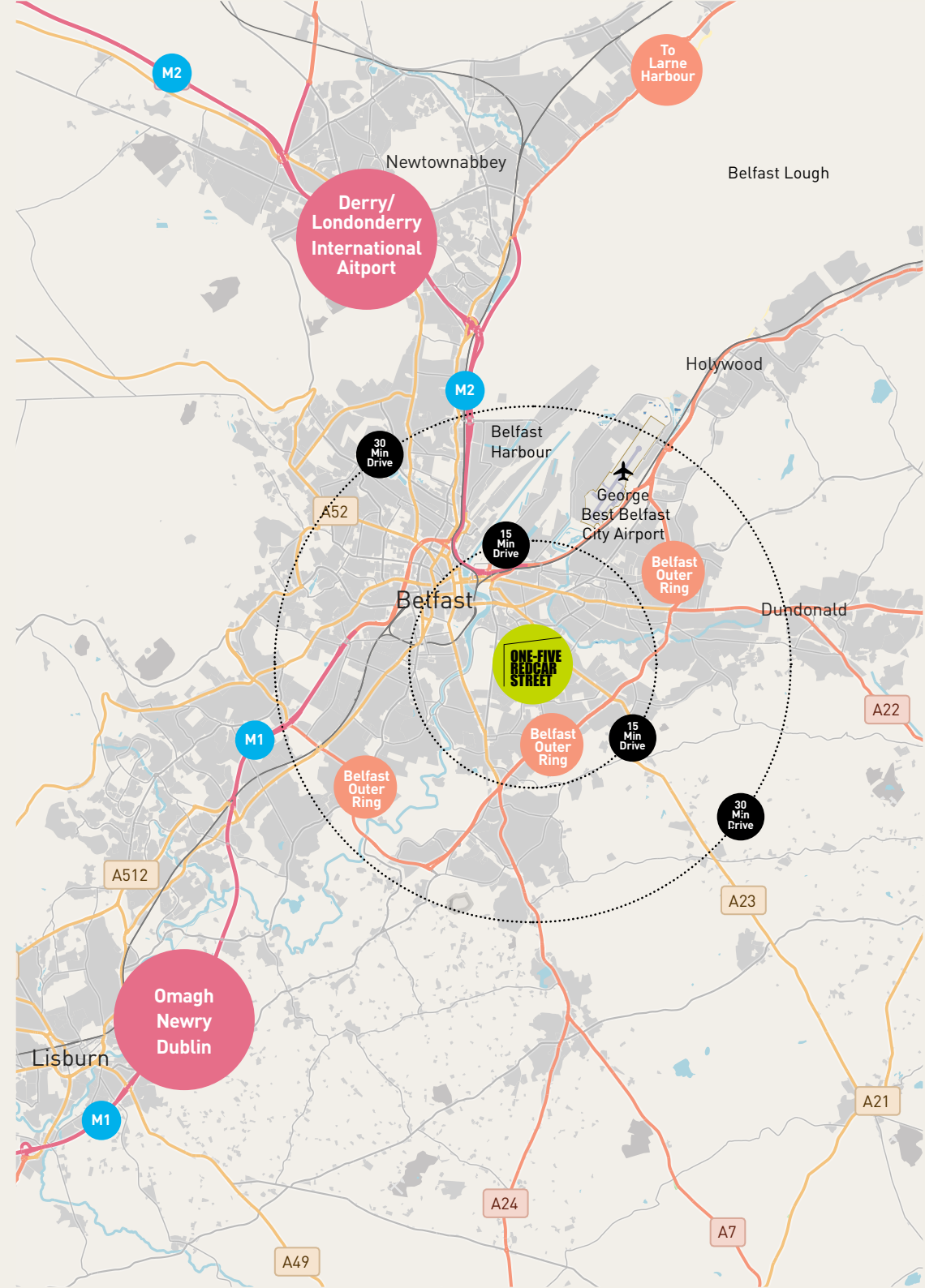
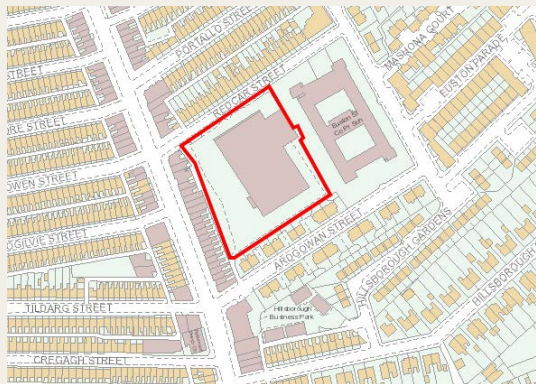
1-5 Redcar Street, Belfast, BT6 9BP

# Location

**Belfast is the capital of Northern Ireland and the 2nd largest city on the island of Ireland. Belfast City has an estimated population of just over 330,000 and over 650,000 contained within the wider Belfast Metropolitan Area.**

The subject property is located on Redcar Street in East Belfast, conveniently located close to the junction with the Woodstock Road, which is an arterial route connecting with the city centre and motorway network situated approximately 1.4 miles northwest of the subject property.

Belfast City benefits from excellent communication links, both in terms of road and rail networks, providing quick and ease of access to all parts of the province. The property is also situated within c. 1 mile of the Belfast Docks.







Grand Central Hotel

Belfast City Hall

Lanyon Place

Lanyon Plaza

Waterfront Hall

Lanyon Bridge

City Quays

SSE Arena

Titanic Quarter

Harland & Wolff





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**The property comprises a modern warehouse building of steel portal frame construction with part brick and part metal clad elevations, beneath a corrugated double skin pitched roof with translucent skylights.**

Overall, the property extends to approximately 33,129 sq ft, including ancillary office accommodation extending to c. 4,743 sq ft. The main warehouse comprises of c. 24,632, ancillary warehouse of c. 3,291 sq ft and a loading bay of c. 463 sq ft.

The main warehouse benefits from an eave's height of c. 4.66m and c. 6.40m to the centre point and six roller shutter doors throughout. The ancillary accommodation comprises over two levels and includes a reception/entrance foyer, offices, storage, kitchen and WCs.

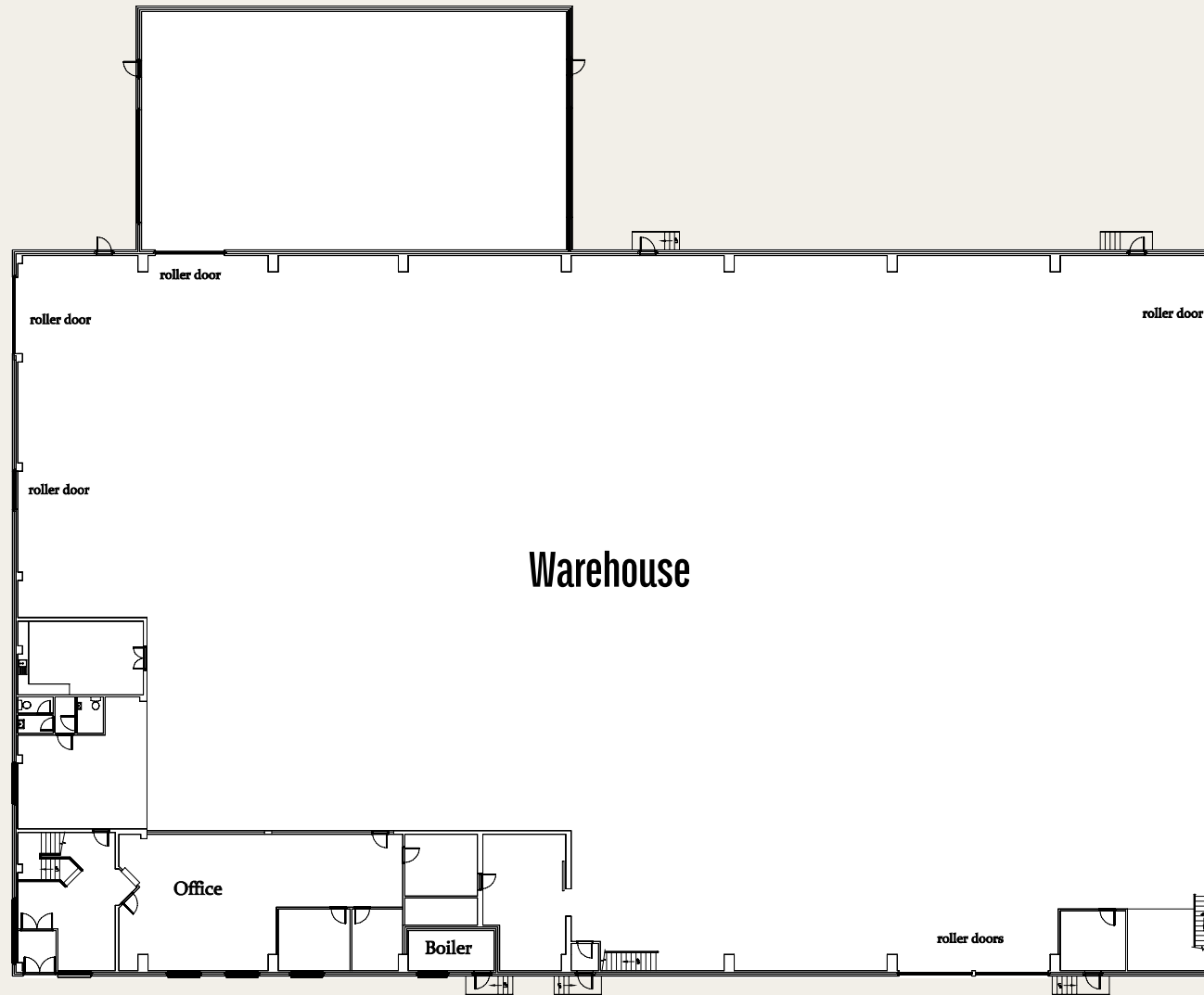
The property sits within a secure site bound by a red brick wall and steel fencing to the front, with two gated vehicle entrances fronting onto Redcar Street. The c. 1.79-acre site offers excellent staff parking and turning space for lorries.



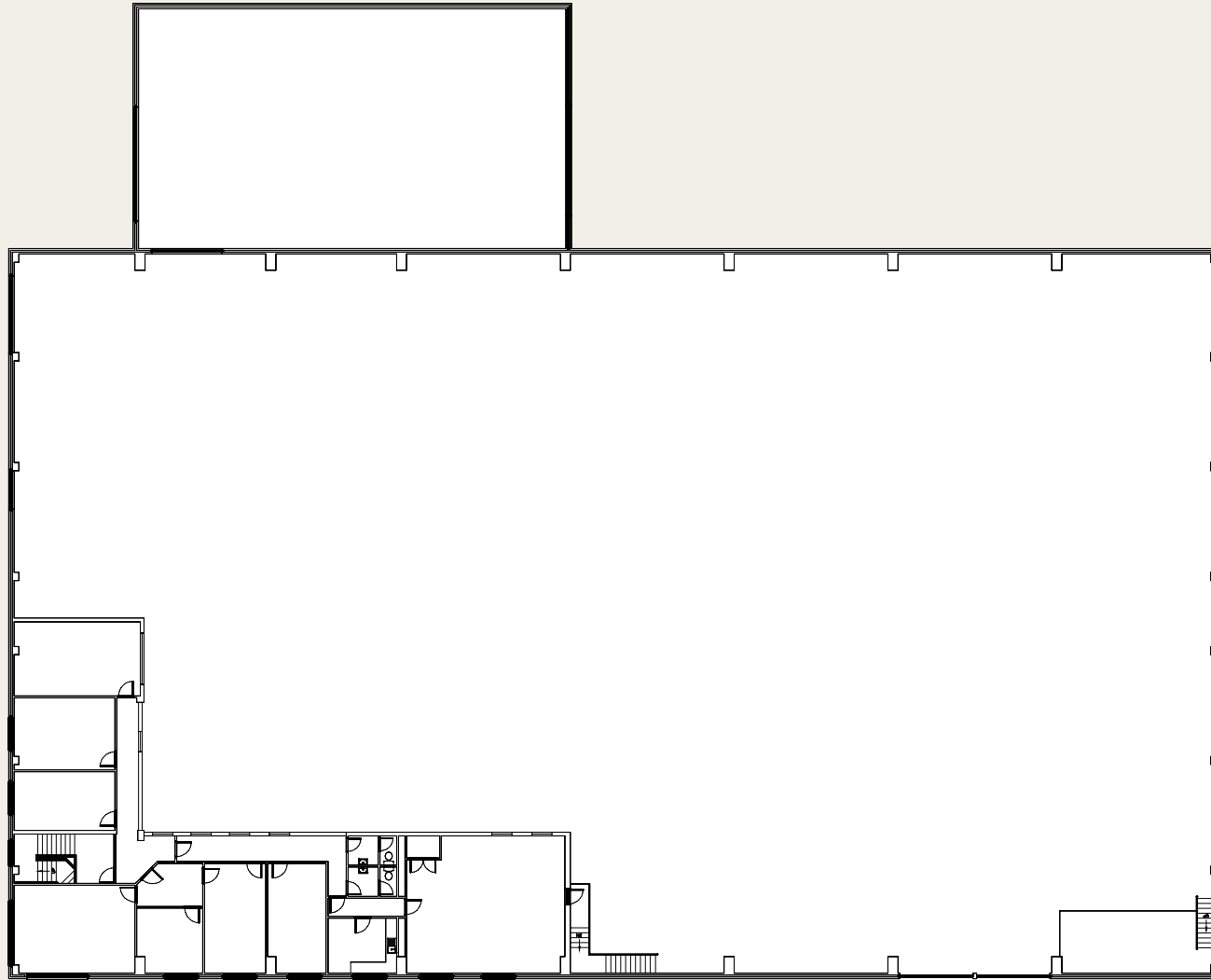




# Ground Floor

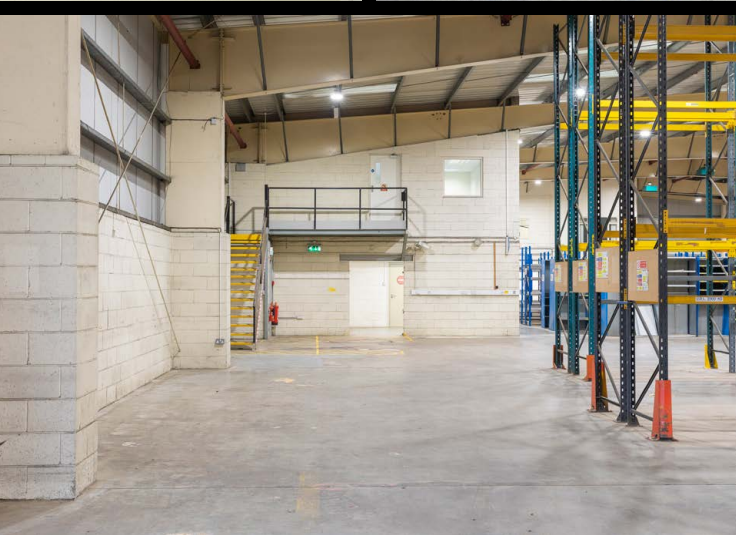


# First Floor



Not To Scale. For indicative purposes only.







## Accommodation

We calculate the approximate Internal Areas to be as follows: -

Floor	Description	Sq M	Sq Ft
Ground	Warehouse	2,637.10	28,386
	Kitchen	28.06	302
	Stores	74.14	798
	Offices	122.73	1,321
First	Offices	195.56	2,105
	Stores	7.90	85
	Kitchen	12.27	132
<b>Total Approximate Internal Areas</b>		<b>3,077.76</b>	<b>33,129</b>

## Rates

NAV: £82,400

Non-Domestic Rate in £ (24/25): 0.599362

Rates Payable: £49,387.42 per annum

We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801)

## Lease

By negotiation.

## Repair

Full repairing and insuring.

## Management Fee

Tenant to be responsible for the payment of agent's management fees, which are calculated at 5% plus VAT of the annual rent.

## Rent

Inviting offers in the region of £160,000 pa.

## VAT

All figures quoted are exclusive of VAT, which may be payable.

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For further information please contact:

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