



To Let Warehouse, Garage and Yard Premises

204 Knock Road, Belfast, BT5 6QD

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**FRAZER
KIDD**

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Summary

- A range of commercial premises extending from approximately 305-894 sq ft.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

Location

Located on the popular Knock Road, close to the junction of Ballygowan road and the A55 Dual Carriageway. The property benefits from easy access to the City Centre via the A23 Castlereagh Road with transportation links also immediately available.

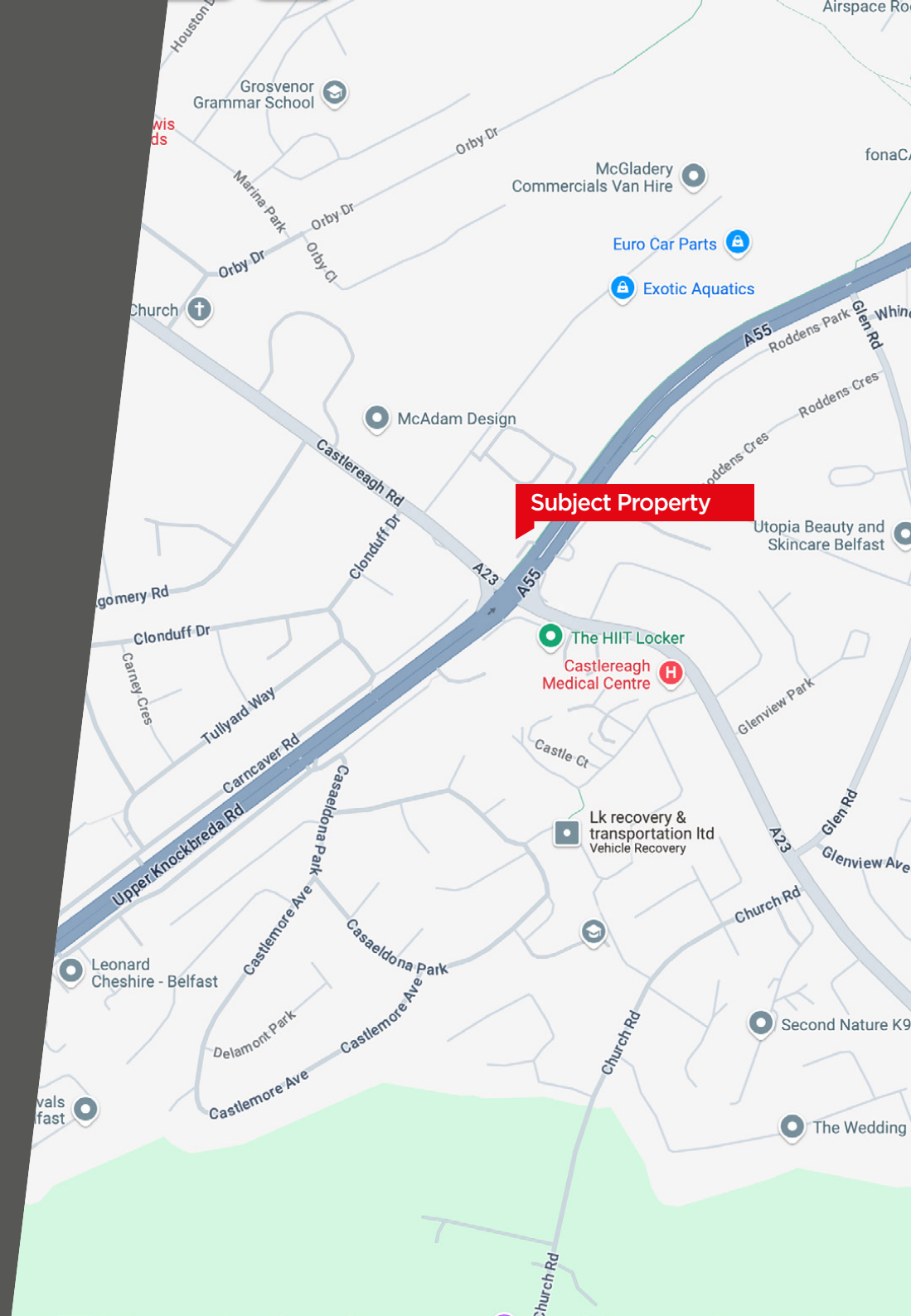
Close to many local amenities and arterial routes. Within the yard there is a car body workshop.

Description

The property comprises of several outbuildings ranging in square footage, offering secure workshop and storage with access to light and power.

The yard was previously occupied by a busy Steam Car Wash facility.

Additional car parking spaces will be assigned on request.



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Accommodation

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

Description	Sq. M	Sq. Ft	Quoting Rent
Unit 1	83.01	894	£6,500 pa
Unit 2			LET
Unit 3	28.3	305	£3,000 pa
Unit 4	62.9	677	£6,500 pa
Unit 4a	26.0	280	£1,000 pa
Car Wash			£750 per month

Lease

Length of lease by negotiation

Rates

To be confirmed

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

Repair

Tenant responsible for interior repairs and exterior repairs.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance of the communal yard.

Insurance

Tenant to be responsible for repayment of fair portion of landlords building insurance premium, estimated to be £200 per annum.

VAT

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

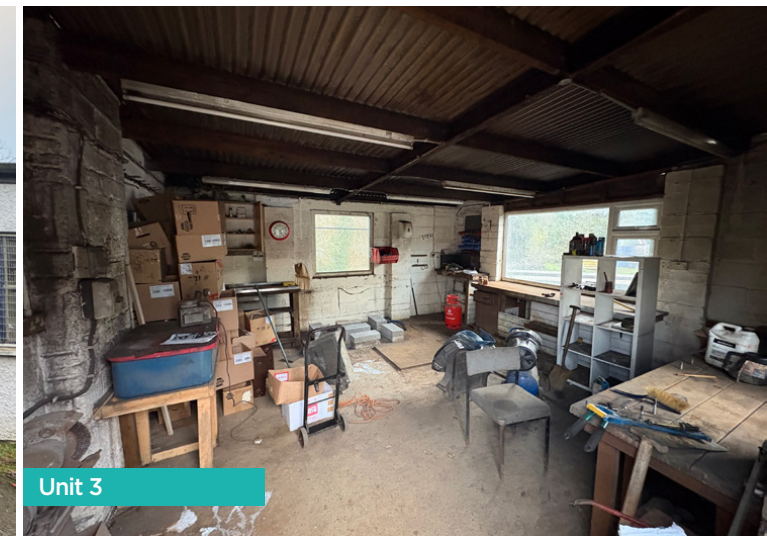
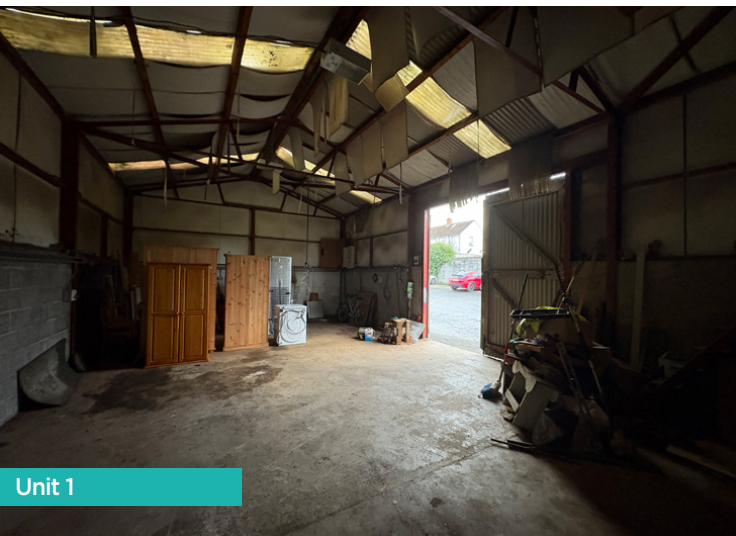
Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

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FRAZER KIDD

For further information please contact:

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