

# FOR SALE - WAREHOUSE UNIT

**CBRE NI**  
PART OF THE AFFILIATE NETWORK

Unit 32, Somerton Industrial Estate, Dargan Crescent, Belfast, BT3 9JP





# FOR SALE - WAREHOUSE UNIT

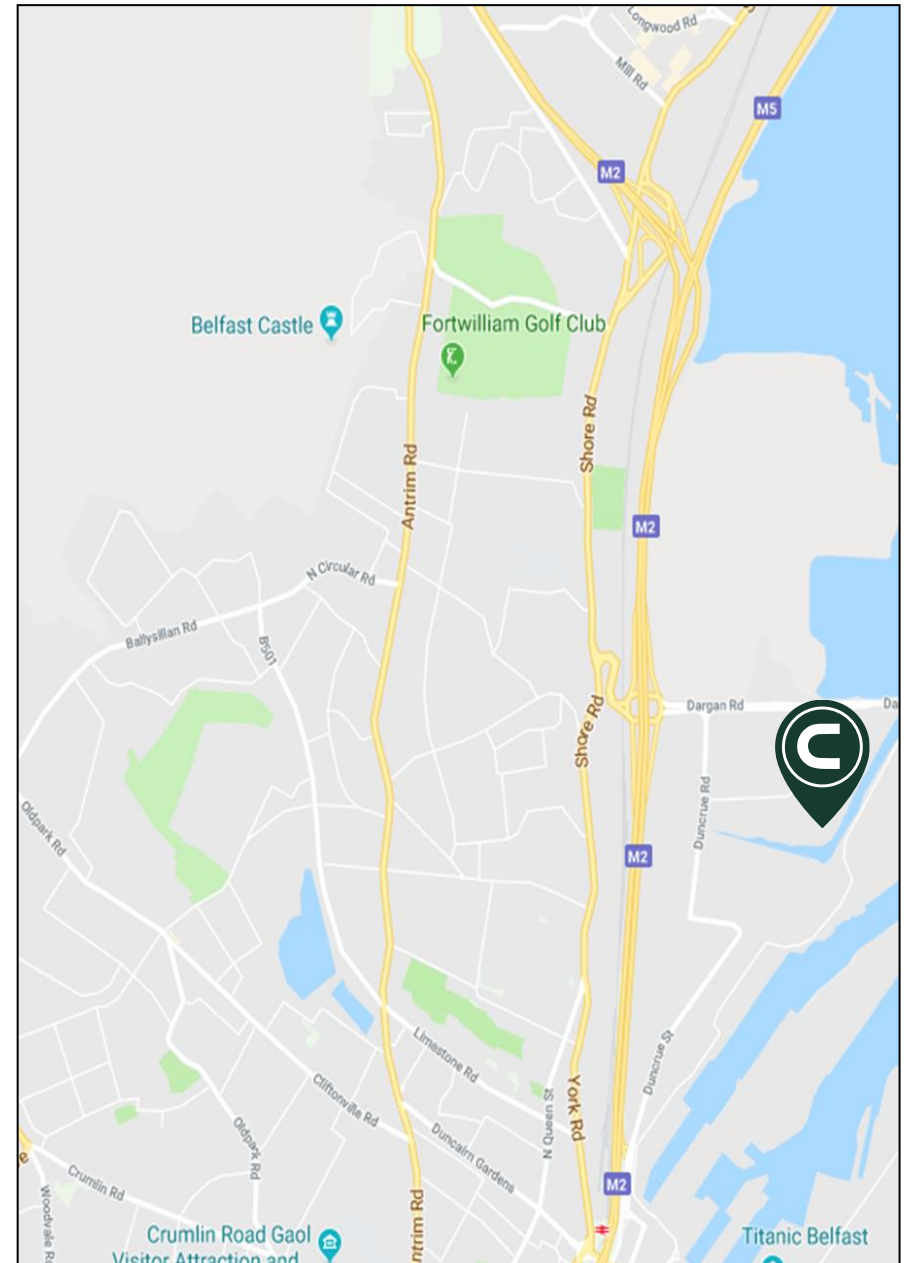
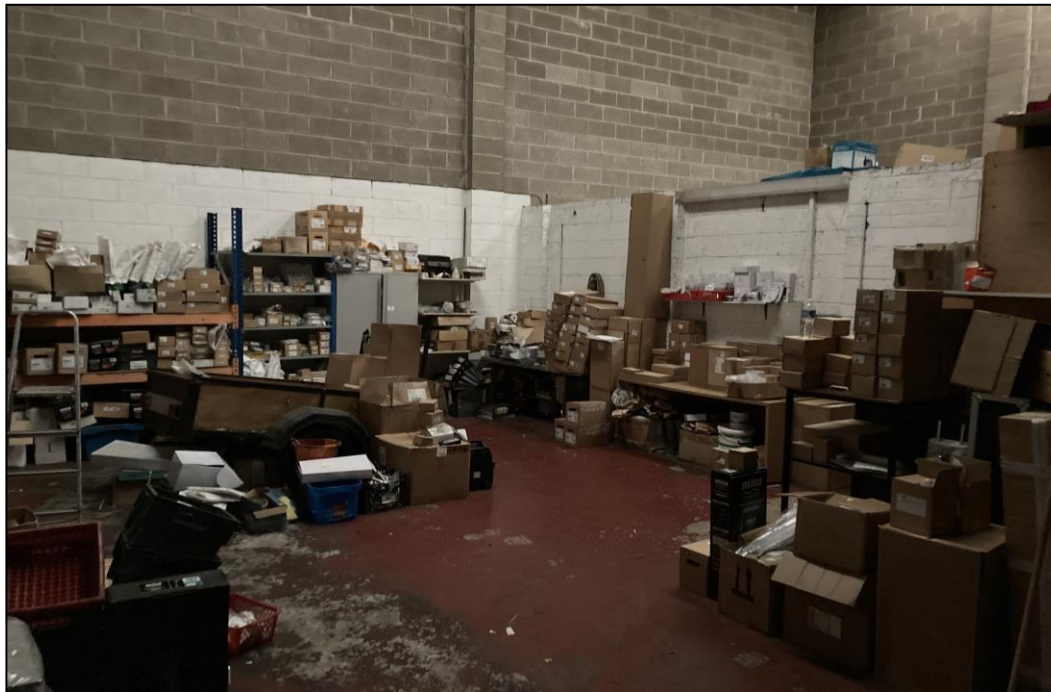
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## Key Benefits

- Ease of access to motorway networks
- Belfast International Airport is within a 21-minute drive
- George Best Belfast City airport within a 7-minute drive

## Location

The Warehouse unit is located in Somerton Industrial Estate, within the well-established North Foreshore commercial area. It is convenient to Belfast docks, with Junction 1 (Fortwilliam) of the M2 Motorway just a short distance away. Belfast city centre is c. 3 miles north. The subject property is located approximately 4.3 miles (7-minute drive) away from Belfast City airport and 15.8 miles (21-minute drive) from Belfast International airport. Occupiers within the area include One Stop Autos, Kerrs Tyres & Auto, Bathshack and P&F Group.



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## Description

The property comprises of a ground floor warehouse unit with offices. An electric roller shutter door provides access for loading and unloading to the very front of the unit. It also benefits from a reception area, private office, kitchenette and a W/C.

## Rateable Value

We have been advised by Land and Property Services that the NAV of the property is £6,300. The rate in the £ for 2024/25 is £0.599362 therefore the estimated rates payable for 2024/25 is £3,776.

## VAT

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

## Accommodation

Area		
Warehouse	661 Sq Ft	61.45 Sq M
Office	738 Sq Ft	68.56 Sq M
Total	1,399 Sq Ft	130.01 Sq M

## AML

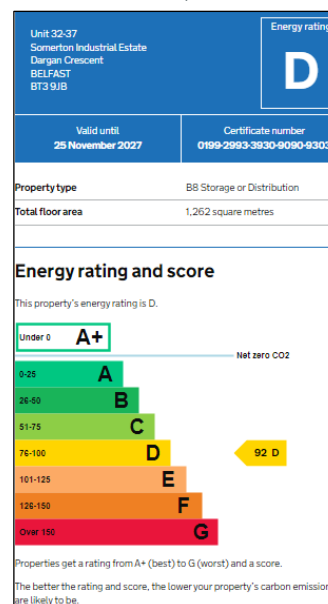
CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

## Sale Details

Sale Price	£100,000, exclusive.
Title	Held on a long lease, subject to a ground rent of £1,690 per annum.
Service Charge	A service charge of £395 per annum, exclusive, will be levied to cover external repairs and maintenance to common areas

## EPC

A copy of the EPC Certificates are available below and can be made available on request.



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## Contact Us

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