



TO LET



Warehouse Accommodation

**Bloomfield Commercial Centre
Factory Street
Belfast
BT5 5AW**

- Accommodation from 1,985 sq ft
- Close proximity to Belfast City Centre and Connswater Retail Park

LOCATION

Bloomfield Commercial Centre is located approximately two miles from Belfast City Centre. The location is highly accessible by car, foot and public transport.

Bloomfield Commercial Centre is located beside Connswater Shopping Centre and Retail Park and can be accessed from the Albertbridge Road via Connswater link or from the Upper Newtownards road via East Bread Street.

DESCRIPTION

Bloomfield Commercial Centre offers a range of small industrial units. Please see availability schedule below.

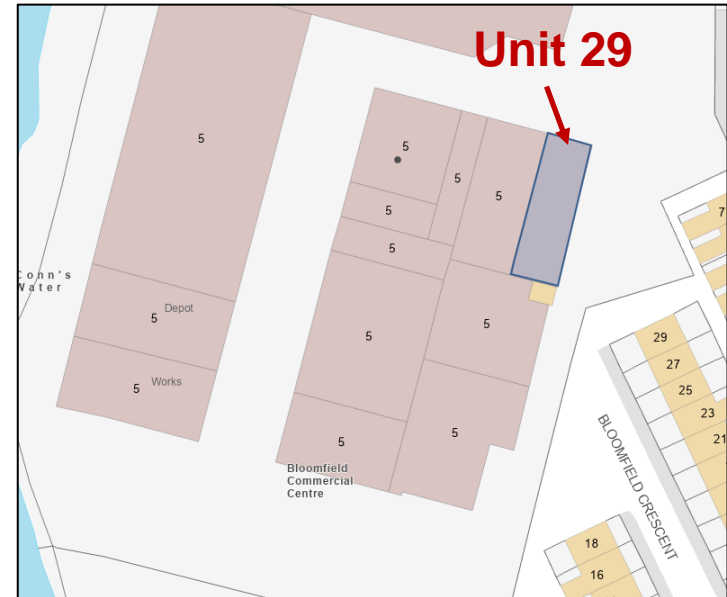
Unit No	Description	Area	NAV
24/26	Warehouse	c. 2,000ft ²	£6,450- Agreed
29	Workshop/Office	c.1,985 ft	£5,650

The commercial rate in £2024/2025 is 0.599362

Interested parties are advised to make their own enquiries in relation to rates.

LEASE DETAILS

- Term:** For a new term by negotiation
- Rent:** Upon application
- Repair:** The units will be offered on effectively full repairing and insuring terms via recovery of a service charge.
- Service:** A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, security, insurance, management and upkeep of common areas. Current Estimate £1.70 psf +VAT.



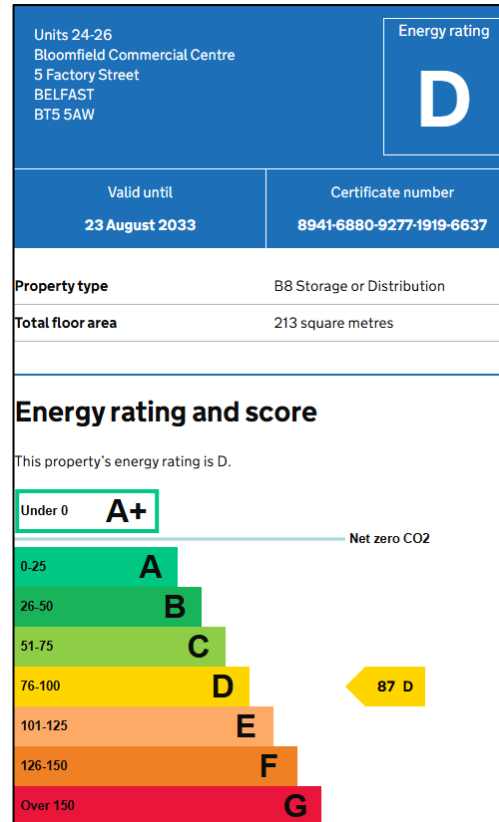
VAT

All prices and outgoings are exclusive of VAT, which will be chargeable.

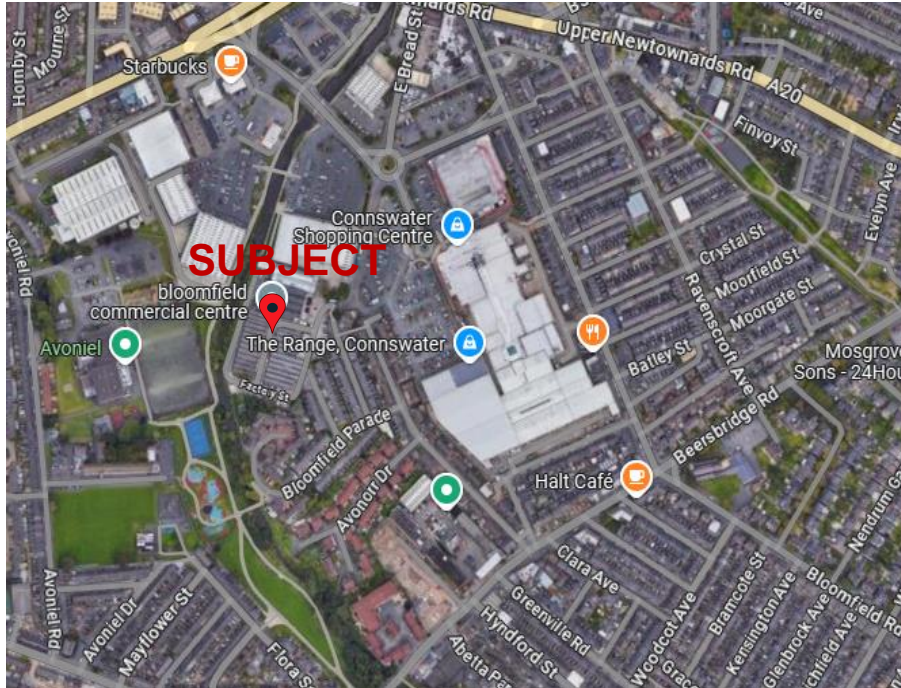
EPC

The properties current Energy Performance Certificate is 87D.

Please contact the agent for further details.



LOCATION



FURTHER DETAILS

Please contact the agents below for further details or to arrange a viewing.

McConnell

JLL Alliance Partner

Contact: Frazer Hood / Ross Molloy
Tel: 07753 817 003 / 07443 085 690
Email: frazer.hood@mcconnellproperty.com / ross.molloy@mcconnellproperty.com

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 McConnell Property. 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.