

Units 2, 4, 7C, 8, 15 & 16 Alanbrooke Park Industrial Estate, Belfast

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FOR LEASE



- Individual or multiple highly accessible business units in this popular industrial park
- 20 no. modern light industrial units within a secure electric gated compound
- Units ranging between 1150 -1520 sqft
- Units appreciating full size roller shutters and numerous units with mezzanine levels providing ample internal space

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Location

Alanbrooke Park Industrial Estate is located just off the Castlereagh Road, one of the main arterial routes into and out of Belfast City Centre, in close proximity to the Outer Ring Road which provides convenient access to the province's motorway network.

Occupiers within the development include; Target Dry Ltd, Fire Safety Solutions and Barron McCann.

Description

The subject development comprises 20 no. modern light industrial warehouse units located within a secure electric gated compound with CCTV. The unit benefits from adequate service access and car parking.

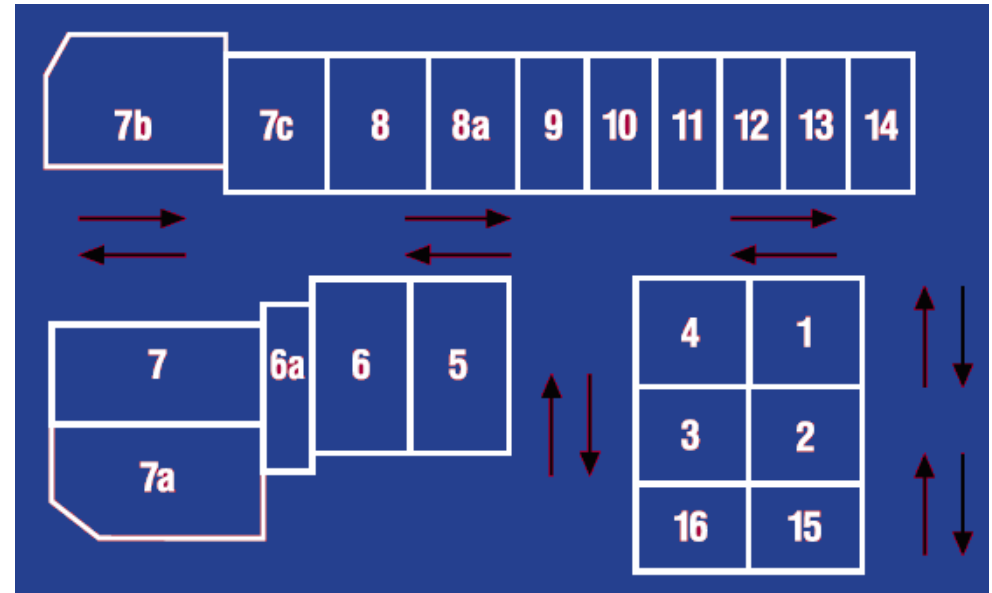
All units are of steel portal frame construction, enclosed with brick/blockwork walls and double skin composite roof cladding. The units benefit from a combination of shutter and personnel doors with an eaves height of c. 5.5 metres.

Numerous units appreciate 1st floor mezzanine levels, as well as office space, WC and kitchen facilities.



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Accommodation	Available Space	Rent per annum	Service Charge	Lease Details
Unit 2	116sqm (1,250sqft)	£10,625	£941.63 pax	10 Year Lease Break Option / Rent Review at Year 5 3 Months Rent Deposit
Unit 4	116sqm (1,250sqft)	£10,625	£941.63 pax	
Unit 7c	141sqm (1,520sqft)	£12,920	£1,145.02 pax	
Unit 8	141sqm (1,520sqft)	£12,920	£1,145.02 pax	
Unit 15	107sqm (1,150sqft)	£9,775	£866.30 pax	
Unit 16	107sqm (1,150sqft)	£9,775	£866.30 pax	

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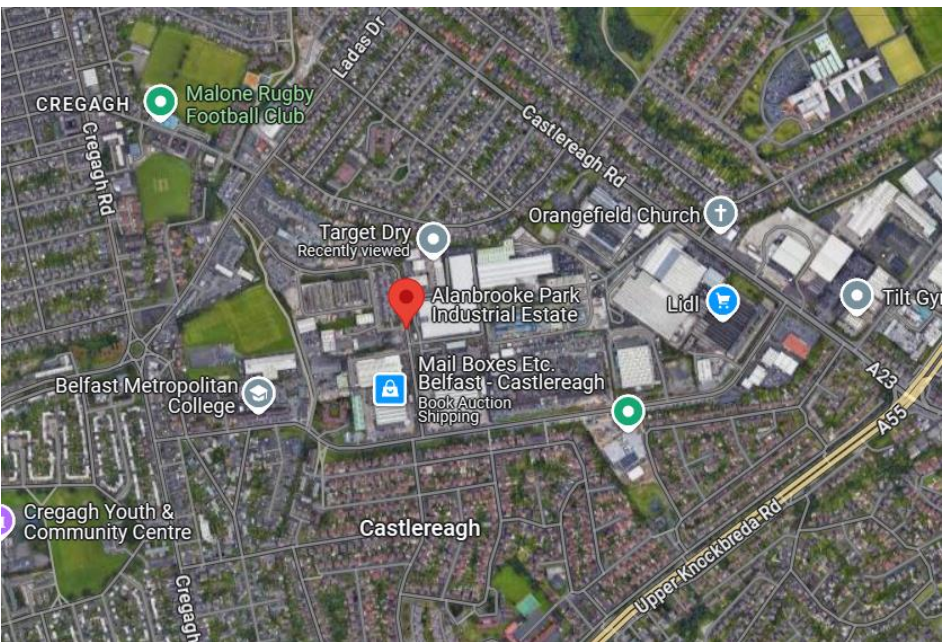
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Rateable Value

We have been advised by Land and Property Services that rates payable estimated to be c. £4.50 psf.

VAT

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



Energy performance certificate (EPC)			
7C Alanbrooke Park Industrial Estate Alanbrooke Road Castlereagh BELFAST BT6 9HB	Energy rating C	Valid until:	18 October 2034
		Certificate number:	5799-6857-2042-1585-5799
Property type		B8 Storage or Distribution	
Total floor area		143 square metres	
Energy rating and score		Properties get a rating from A+ (best) to G (worst) and a score.	
This property's energy rating is C.		The better the rating and score, the lower your property's carbon emissions are likely to be.	
<div><div>Under 0</div><div>A+</div><div>0-25</div><div>A</div><div>26-50</div><div>B</div><div>51-75</div><div>C</div><div>76-100</div><div>D</div><div>101-125</div><div>E</div><div>126-150</div><div>F</div><div>Over 150</div><div>G</div></div> <div>Net zero CO2</div> <div>71 C</div>			



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