

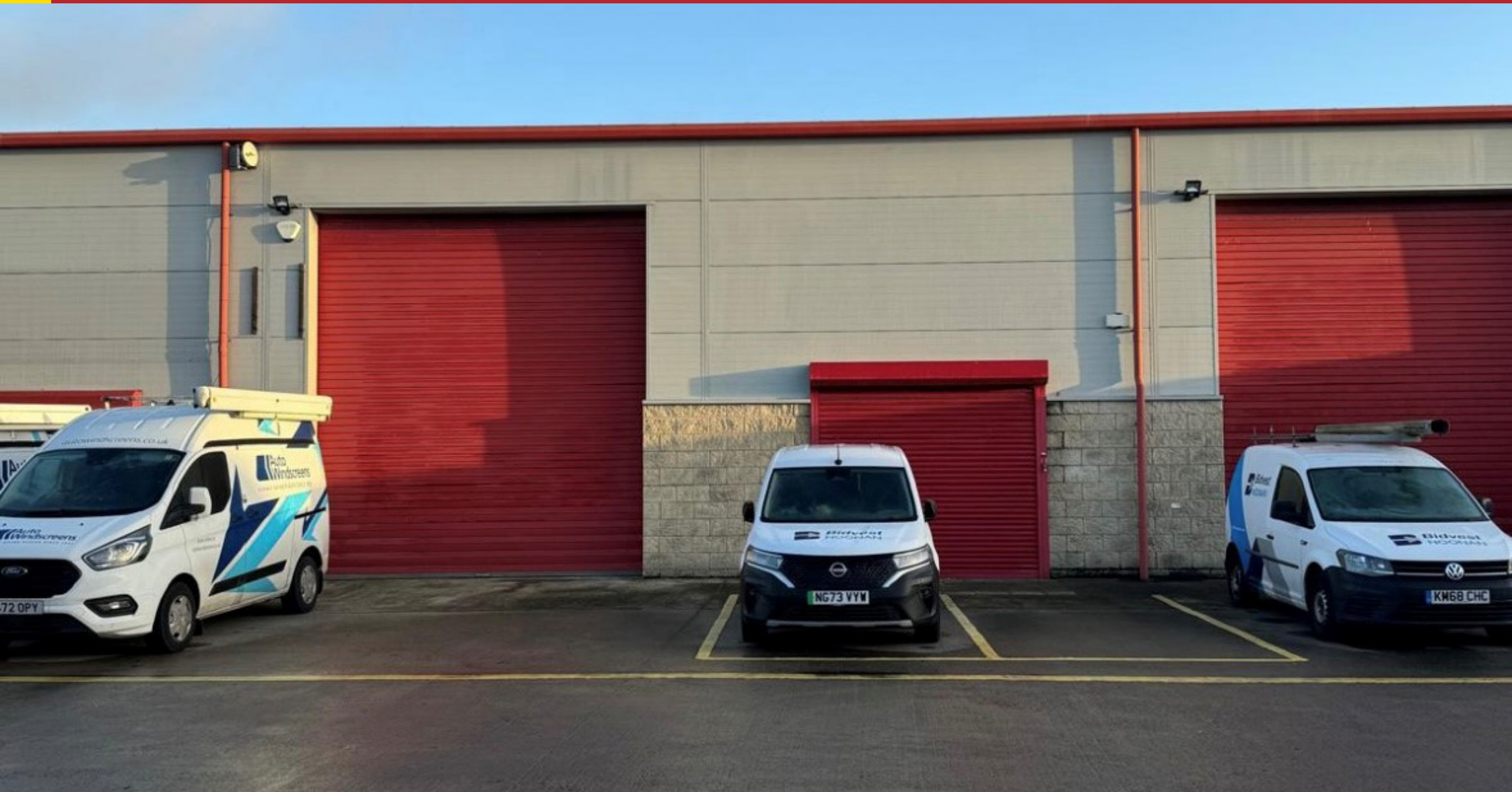
**TO LET**

**MODERN WAREHOUSE WITH OFFICES**

UNIT 14, 48 NORTH, 48 DUNCRUE STREET, BELFAST BT3 9BJ

**Campbell  
Cairns**  
Commercial

**028 9024 9024**



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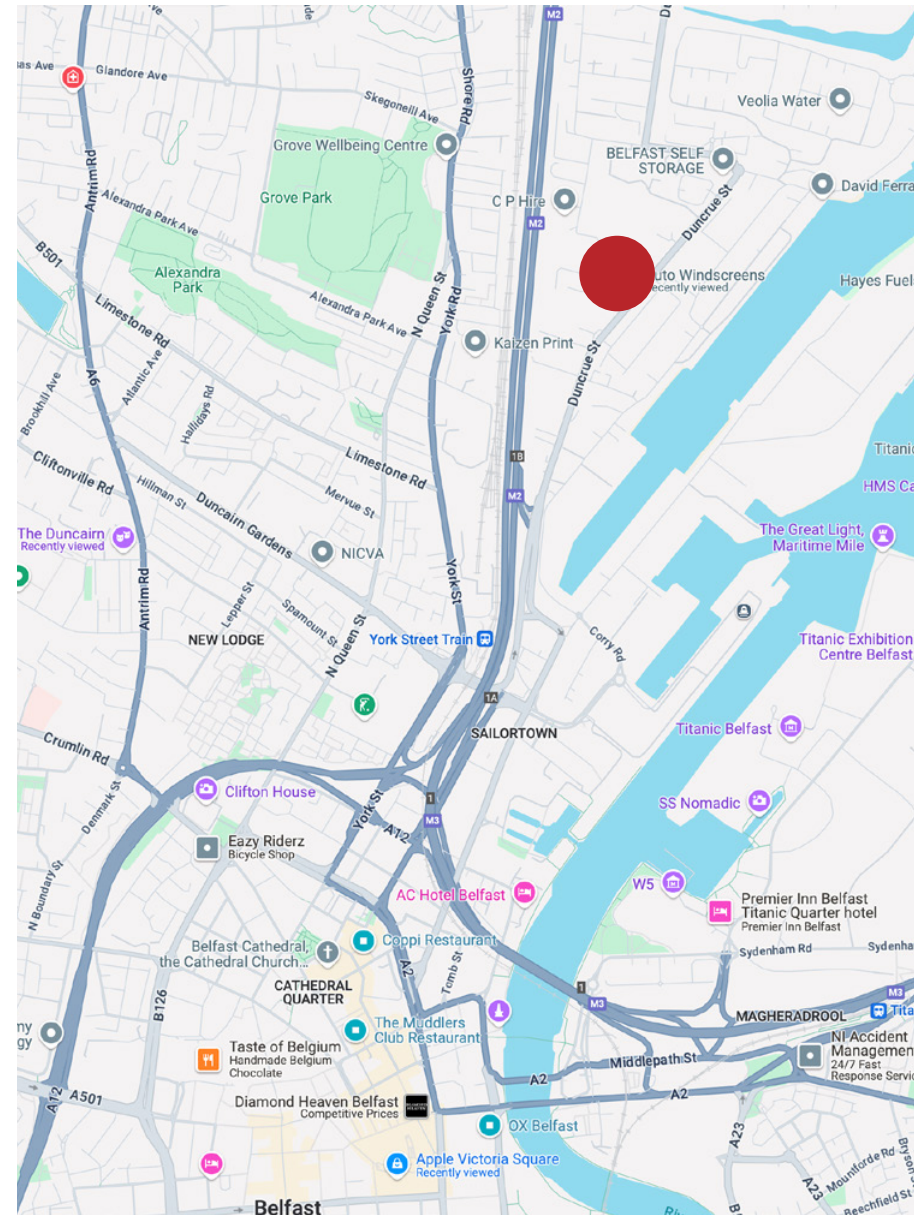
### LOCATION

The development is located in a prominent position in Duncrue Industrial Estate, which is generally regarded as Belfast's leading warehouse/industrial area. It is adjacent to the M2 Motorway and only approx. 1.5 miles from Belfast City Centre.

The property forms part of the "Forty 8 North" development which is a modern purpose built light industrial park with 18 units. The development provides on-site parking within a secure gated estate.

### DESCRIPTION

The subject property is of steel portal frame construction with blockwork/clad walls, composite insulated profiled cladding roof and a sealed solid concrete floor. The offices are finished to include suspended ceilings, recessed fluorescent lighting, perimeter trunking and carpet covered floors. The unit is fitted with a 740 sq ft first floor office.





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### ACCOMMODATION

The following approximate area has been calculated area has been calculated as:

Description	Sq Ft	Sq M
Warehouse	497	46.17
Ground Floor Office	620	57.59
First Floor Office	740	68.74
<b>Total</b>	<b>1,857</b>	<b>172.51</b>

### LEASE DETAILS

Term:	Negotiable
Rent:	£12,000 per annum exclusive
Service Charge:	Tenant to contribute a fair proportion towards the common costs associated with the building
Insurance:	Tenant to reimburse the landlord with the cost of the buildings insurance

### NAV

We have been advised by the Land and Property Services that the NAV for the property is £6,900 this gives an annual rates bill of approximately £4,135.60. This property may benefit from small business rates relief of up to 20%.

### VAT

Prices, rental and outgoings do not include VAT which may be chargeable.





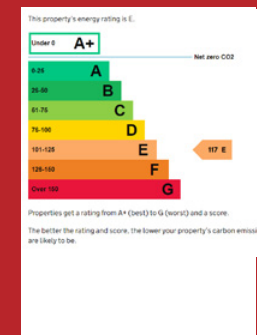
For viewing appointments please contact:

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### EPC



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**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/uksi/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 Campbell Cairns. 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.