

**TO LET**

**MODERN WAREHOUSE / LIGHT INDUSTRIAL UNIT**  
UNIT 3, 48 NORTH, 48 DUNCRUE STREET, BELFAST, BT3 9AR

**Campbell  
Cairns**  
Commercial

**028 9024 9024**



## TO LET MODERN WAREHOUSE / LIGHT INDUSTRIAL UNIT

UNIT 3, 48 NORTH, 48 DUNCRUE STREET, BELFAST, BT3 9AR

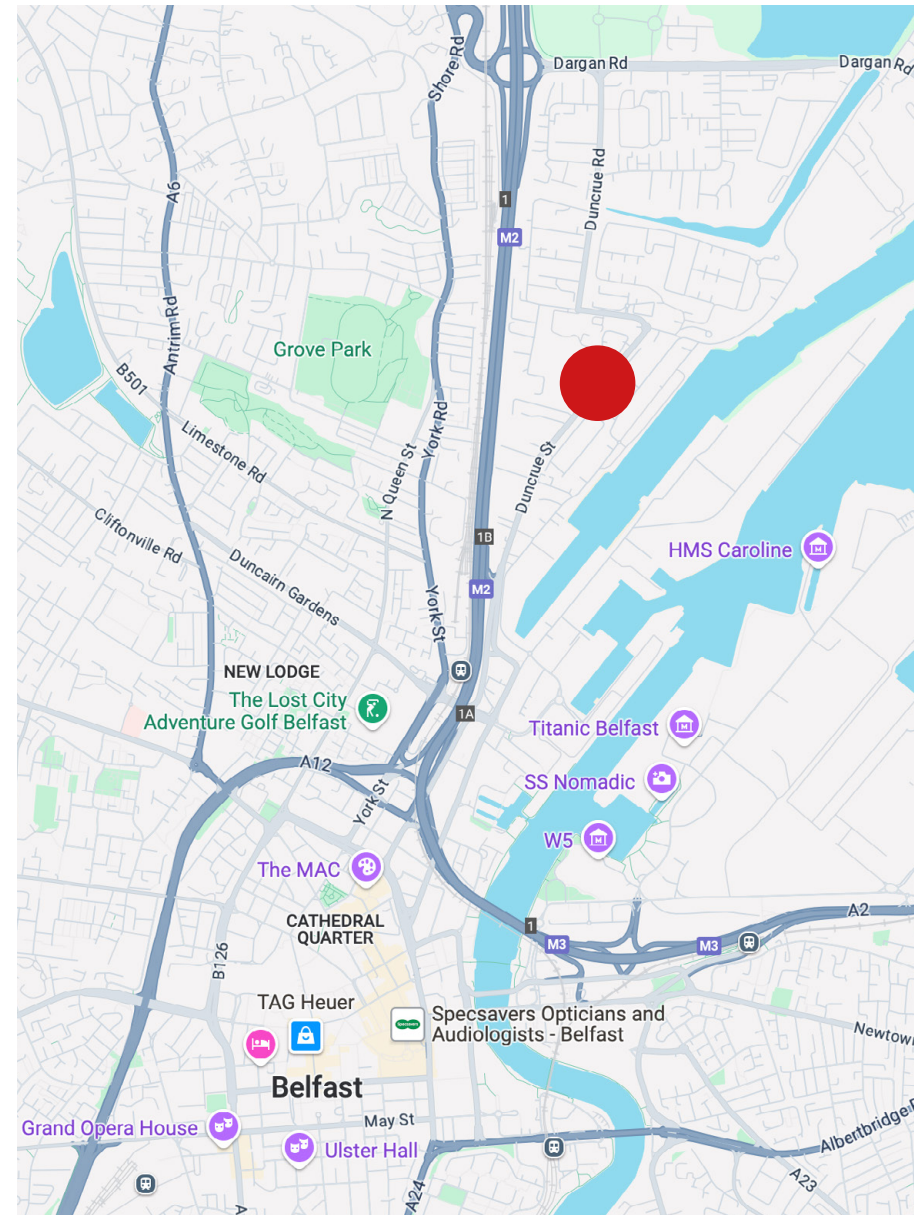
### LOCATION

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 situated adjacent to the M2 Motorway and only c. 1.5 miles from Belfast City Centre.

### DESCRIPTION

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.

The subject property is steel portal frame construction with blockwork/clad walls, composite insulated cladding roof and a sealed solid concrete floor. The eaves have a height of 6 meters. It currently comprises open plan full height warehouse and fully fitted offices with trade counter, kitchen and WC facilities.



# TO LET MODERN WAREHOUSE / LIGHT INDUSTRIAL UNIT

UNIT 3, 48 NORTH, 48 DUNCRUE STREET, BELFAST, BT3 9AR

## ACCOMMODATION

The following approximate areas have been calculated as:

Description	Sq Ft	Sq M
Ground Floor	2,745	255
<b>Total</b>	<b>2,745</b>	<b>255</b>

## LEASE DETAILS

Term: Negotiable.  
 Rent: £18,000 per annum exclusive.  
 Service Charge: Tenant to contribute a fair proportion of the overall service charge.  
 Insurance: Tenant to reimburse the landlord with the cost of the buildings insurance.

## NAV

We have been advised by Land and Property Services that the NAV of the property is £12,700. Given the current rate poundage the rates payable are approx. £7,611.90.

## VAT

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

## EPC

EPC - C62.





For viewing appointments please contact:

**Emily Law**  
07703 809256  
emily@campbellcairns.com

**Campbell Commercial**  
Scottish Provident Building, 7 Donegall Square West, Belfast, BT1 6JH  
028 9024 9024  
info@campbellcairns.com

[campbellcairns.com](http://campbellcairns.com)

**Disclaimer** - Campbell Commercial (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Campbell Commercial or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Campbell Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Campbell Commercial has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Campbell Commercial will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

**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 Commercial. 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.

### EPC

