

**TO LET**

**MODERN WAREHOUSE WITH OFFICES**

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

**Campbell  
Cairns**  
Commercial

**028 9024 9024**



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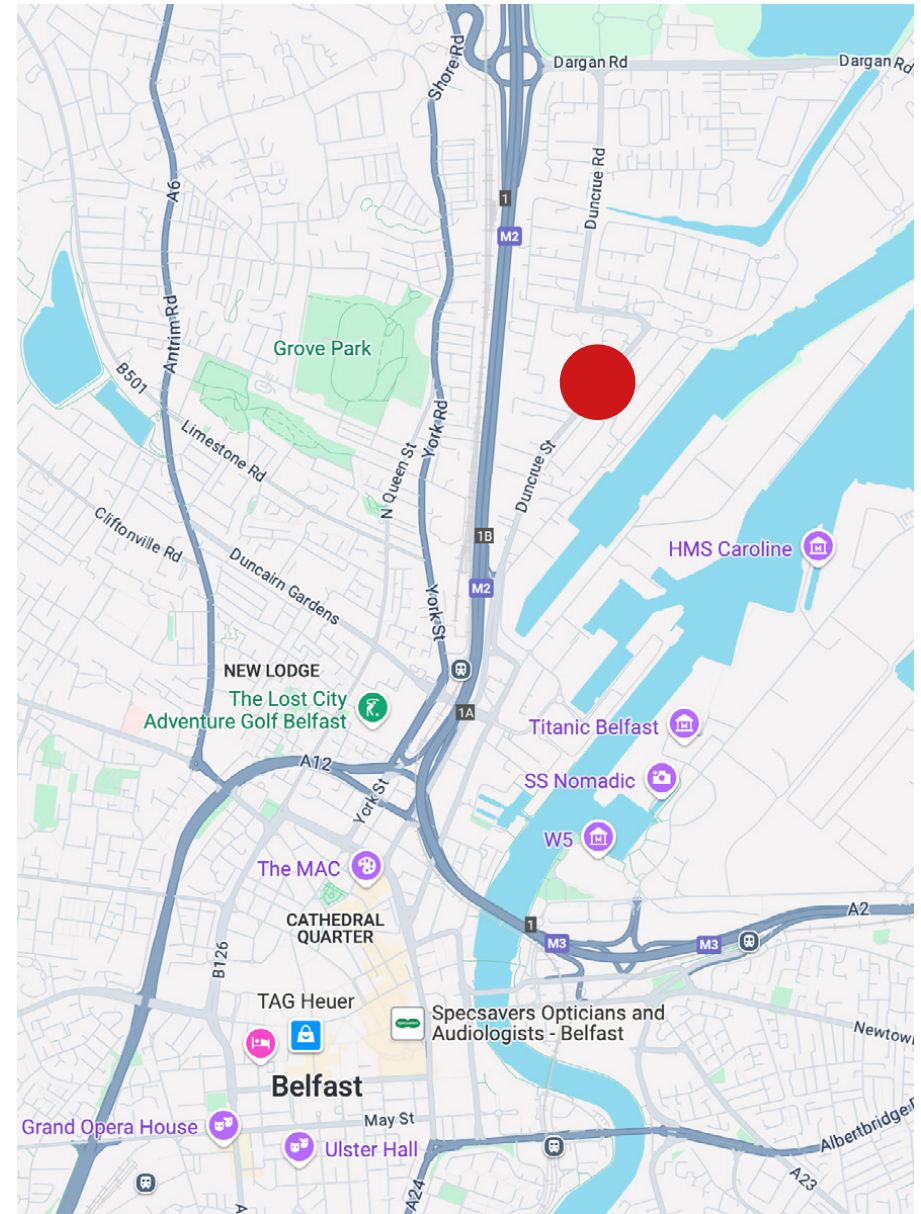
### LOCATION

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 unit has been fitted with a 1,263 sq ft mezzanine. Downstairs comprises of a warehouse of approx.. 575 sq ft. One large office, one individual office and a kitchenette. The offices are finished to include strip fluorescent lighting and perimeter trunking.



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### ACCOMMODATION

The following approximate areas have been calculated as:

Description	Sq Ft	Sq M
Warehouse	575	53.41
Ground Floor Office	634	58.9
First Floor Mezzanine	1,263	117.33
<b>Total</b>	<b>2,472</b>	<b>229.65</b>

### LEASE DETAILS

Term: Negotiable  
 Rent: £15,000 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

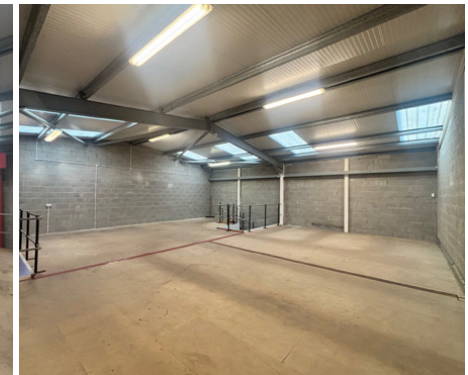
We have been advised by the Land and Property Services that the NAV for the property is £8,200 this gives an annual rates bill of approximately £4,914.

### VAT

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

### EPC

D83





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)

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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/ukxi/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

