

TO LET

MODERN WAREHOUSE/LIGHT INDUSTRIAL UNIT
C. 2745 SQ FT/225 SQ M



Campbell Cairns
Commercial
028 9024 9024

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

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.

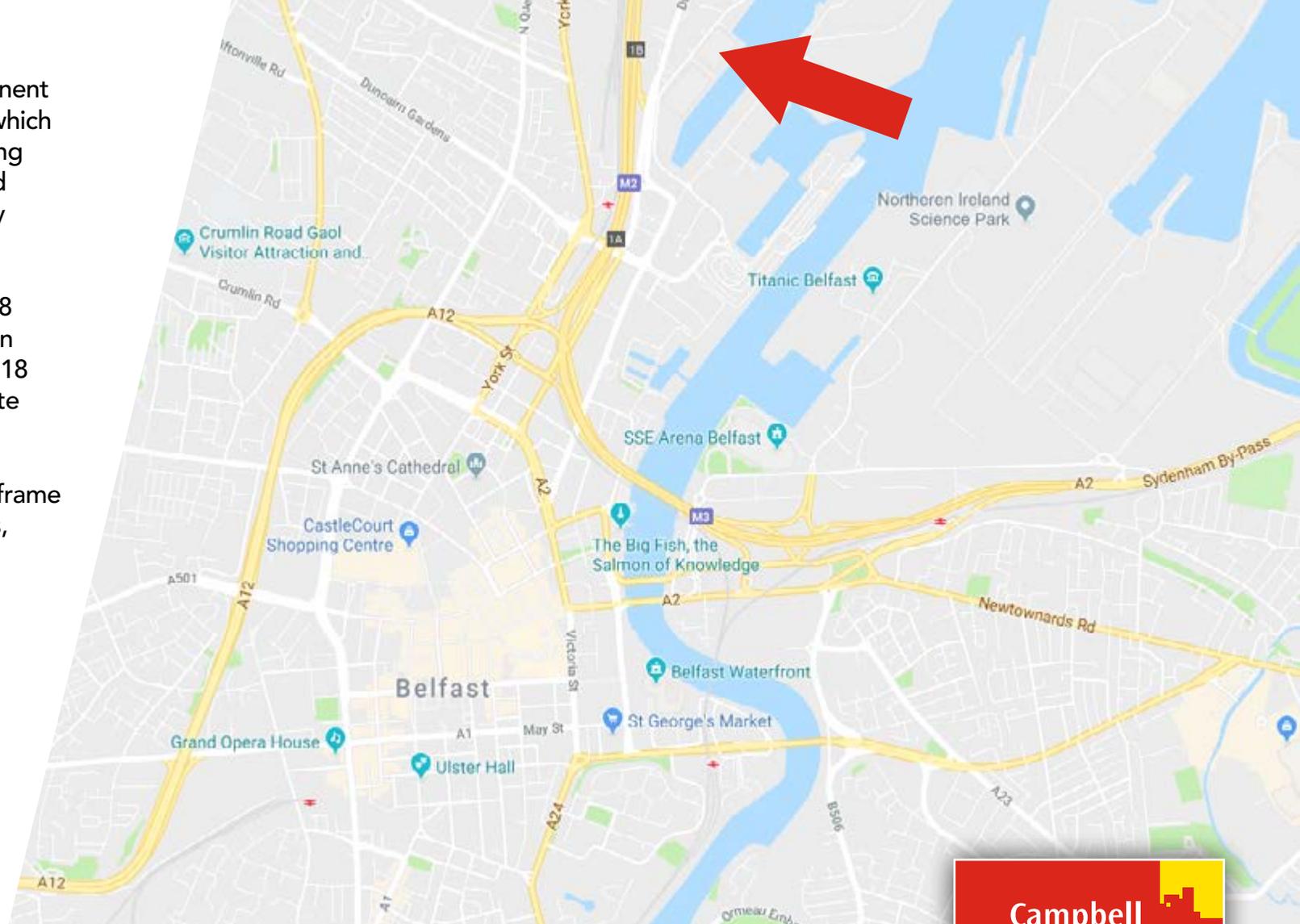
The property forms part of the "Forty 8 North" development which is a modern purpose built light industrial park with 18 units. The development provides on-site parking within a secure gated estate.

The subject property is of steel portal frame construction with blockwork/clad walls, composite insulated profiled cladding roof and a sealed solid concrete floor. The eaves have a height of 6 metres.

ACCOMMODATION

The following approximate area has been calculated as:

2,745 sq ft 255 sq m



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NAV

We have been advised by the Valuation & Lands Agency that the NAV of the property is £8,900. Rate poundage 2018/2019 is £0.602803, giving an annual rates bill of approximately £5,364.95.

The property may benefit from small business rates relief of up to 20%.

LEASE DETAILS

Term: Negotiable

Rent: £13,500 per annum exclusive

Service Charge: Tenant to contribute a fair proportion towards

Insurance: Tenant to reimburse the landlord with the cost of the buildings insurance

VIEWING

By appointment through Campbell Cairns (Tel: 028 9024 9024)

VAT

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

EPC

C- 62



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