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in Property.

# To Let (May Sell)

Industrial/Warehouse/Distribution Unit  
c. 37,500 sq ft (c. 3,483.8 sq m)

7 Duncrue Place  
Belfast  
BT3 9BU

WAREHOUSE



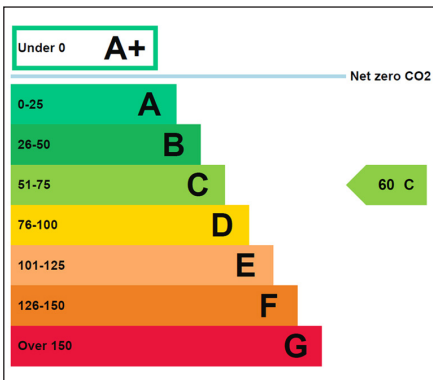
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## WAREHOUSE

### EPC



### Location

The subject is situated in the popular Duncrue Industrial Estate which is located approximately 2.5 miles north of Belfast city centre. The location benefits from excellent transportation links with easy access onto the M2 motorway at the Fortwilliam roundabout with the Port of Belfast and Belfast City Airport also within close proximity.

The surrounding landscape is dominated by industrial/distribution occupiers with notable businesses including Ansell Lighting, CP Hire, Plumb Centre and Devenish.

### Description

The property comprises a warehouse/distribution unit situated on a self-contained site of 1.5 acres accessed off Duncrue Place.

The main warehouse building is a portal frame construction and is currently used for the storage and distribution of timber products. The northern and western elevations of the building are finished in brickwork to a height of approximately 6 ft with profile aluminium cladding to the upper eaves. The southern elevation which fronts Duncrue Street is finished in full height brickwork. A canopy extends from the northern elevation approximately 5 metres from the base of the building with floodlighting towards the main yard area. Please note we understand the property is due to be re-clad during the summer.

Internally the warehouse is finished to a basic specification to include concrete power floated floor and fluorescent strip lighting throughout. The eaves extend to circa 6.3 metres. The building also benefits from four electrically operated roller shutter doors.

In recent years the office accommodation has been refurbished and extended on both ground and first floor. Finishes are of a good standard throughout with this typically including carpeted floor, plastered and painted walls and ceiling with recessed spot lighting. A staff kitchen and WC facilities are also available.

### Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Warehouse	34,882	3,240.54
Offices	2,674	248.41
<b>Total</b>	<b>37,556</b>	<b>3,488.95</b>

### Rates

We have been advised by the Land and Property Services of the following rating information:

**Net Annual Value:** £96,000  
**Rate in the £ for 2022/2023:** £0.551045

### Lease Terms

**Term:** 10 year lease  
**Rental:** £245,000 per annum exclusive  
**Rent Review:** 5 yearly to open market value  
**Repairs:** Fully repairing and insuring lease

### VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

### Viewing

Appointments can be made through Osborne King.

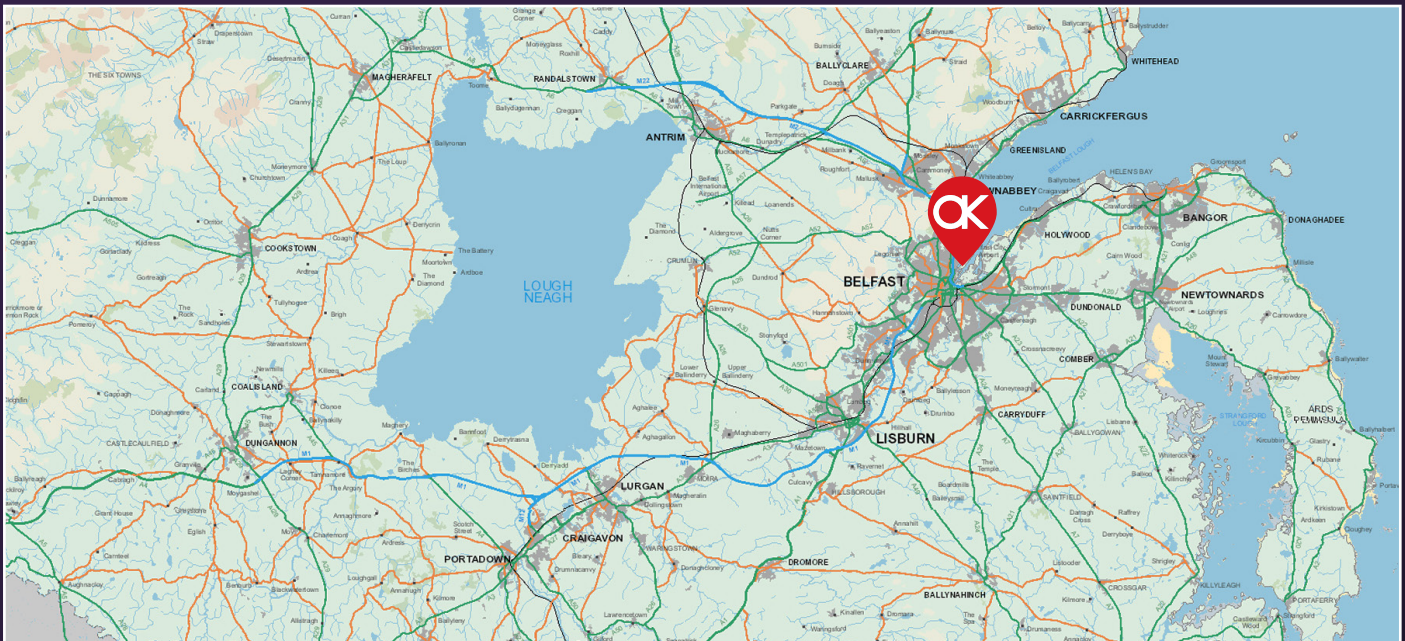








FOR IDENTIFICATION PURPOSES ONLY



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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 Osborne King. 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.

## MISREPRESENTATION ACT 1967

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