

TO LET

302 Newtownards Road

Belfast, Co. Antrim, BT4 1HF

A range of fully refurbished Warehouse, Office and Commercial Work Space, from 2,000 - 30,000 sq ft



savills

Location

The property is located in East Belfast, in a prominent location on the Newtownards Road, an arterial route approximately 1.5 miles or a 5 minute drive from Belfast city centre, with Glider services a short walk away.

Browns is adjacent to Portview Trade Centre with occupiers including Flout Pizza, Root & Branch Coffee and Boundary Brewery. Connswater Shopping centre and CS Lewis square are also close by.



The property

The property is being fully refurbished by Angus Properties who have a track record of delivering high quality, sympathetic refurbishments such as The Printworks, The Lombard and Laganview House.

Details of their previous projects can be seen here <https://anguspropertiesltd.com/>.

The space will be attractive to anyone who is looking warehousing, storage or commercial workspace that gives a bright loft style finish close to the city centre.

Whether you are involved in creative industries or simply require high quality office or storage space close to the city centre, we are happy to discuss options.



Accommodation

Description	Sq Ft	Sq M
Warehouse	10,000	929
Offices (range from)	2,000 - 5,000	186 - 465

Please note these floor areas are as per the original on site measurements and are for guidance purposes only. Parties must satisfy themselves as to the accuracy of same.



Further information

LEASE DETAILS

On request.

EPC

Available following refurbishment.

VAT

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

RATES

To be confirmed following refurbishment.

CONTACT



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