

TO LET

Units 1, 2 & 3, 5 Edgewater Road

Belfast, Co. Antrim, BT3 9JQ

Warehouse / Industrial / Distribution Unit



savills

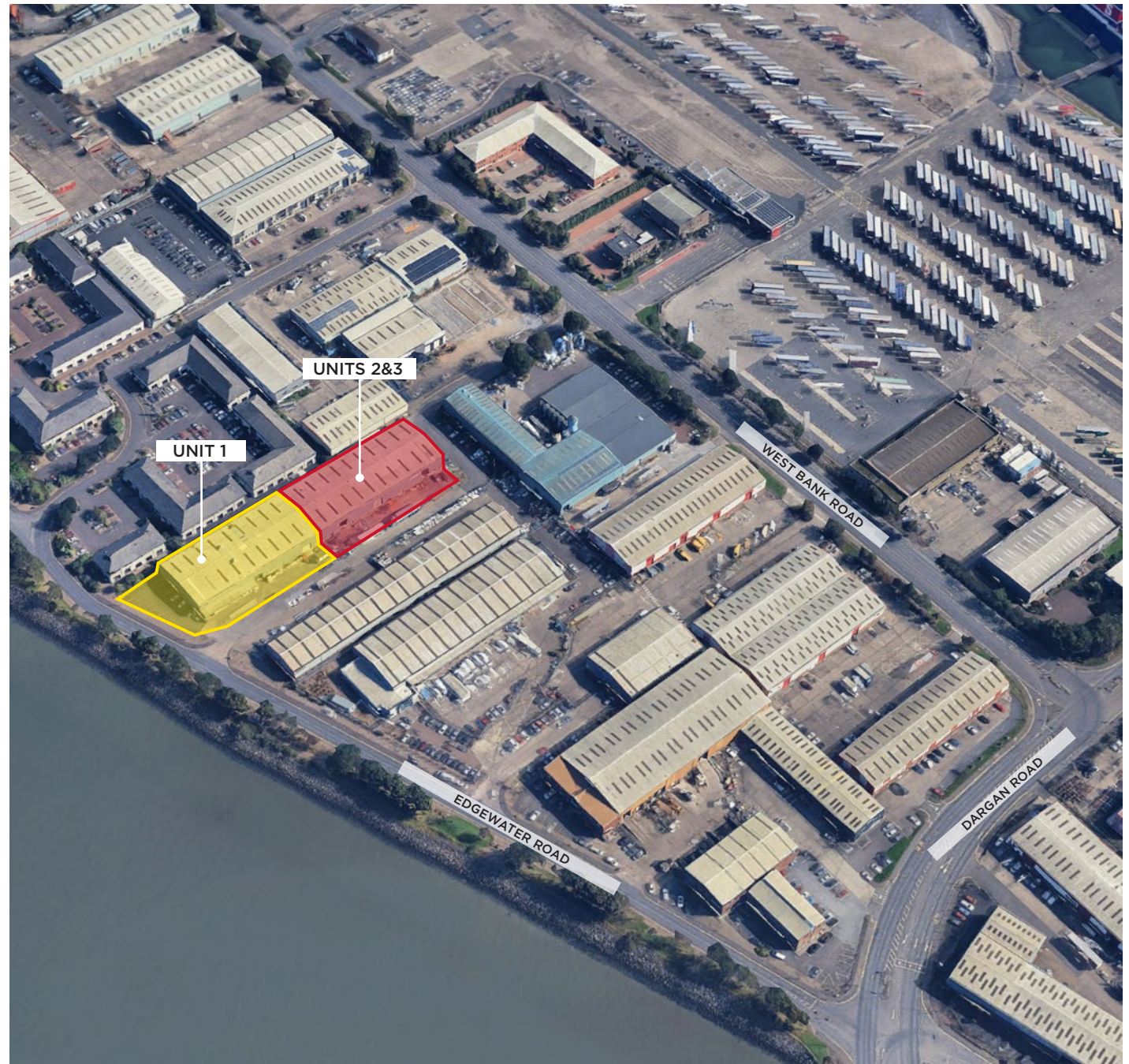
Location

The property is located off the Edgewater Road which is one of Belfast's prime industrial, distribution, trade showroom/counter locations.

Neighbouring occupiers include Termapest, DHL and Siemens Traffic Controls.

This location benefits from excellent road links with convenient access to the M2 motorway, Belfast Harbour, Ferry Ports and Belfast Airports.

- Stenaline Ferry Port - Approximately 1 mile
- Belfast City Airport - 6.8 miles
- Larne Ferry Port - 21.6 miles
- Belfast International Airport - 17.5 miles



The property

The subject property is of steel portal frame construction with external profile metal cladding and pitched roof.

The warehouses benefit from roller shutter access doors with a max eaves height of 7.23 m.

There is a large concrete marshalling area to the front. The premises also benefits from a car park/service yard to the left side of the unit.

Internally the units also provide office accommodation, kitchen, W/Cs and staff ancillary facilities.



Benefits from roller shutters with a max eaves height of 7.23 m.





Accommodation

Description	Sq Ft	Sq M
Unit 1	15,250	1,417
Units 2 & 3	18,105	1,682
Total	33,355	3,099

Unit 1 and Units 2 & 3 available separately. 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.

Lease details

- Term:** Negotiable
Rent: £7.00 per sq ft plus VAT per annum
Insurance: Tenant to reimburse landlord a fair proportion of the annual premium
Service Charge: Full repairing and insuring via service charge - currently passing at £0.40 per sq ft plus VAT per annum (subject to periodic review)



Further information

RATES

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

Unit	NAV	Estimated Rates 25/26
Unit 1	£46,900	£29,387
Unit 2	£37,300	£24,256
Unit 3	£30,100	£19,574

VAT

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

EPC

E102. Full EPC certificate available on request.

CONTACT



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