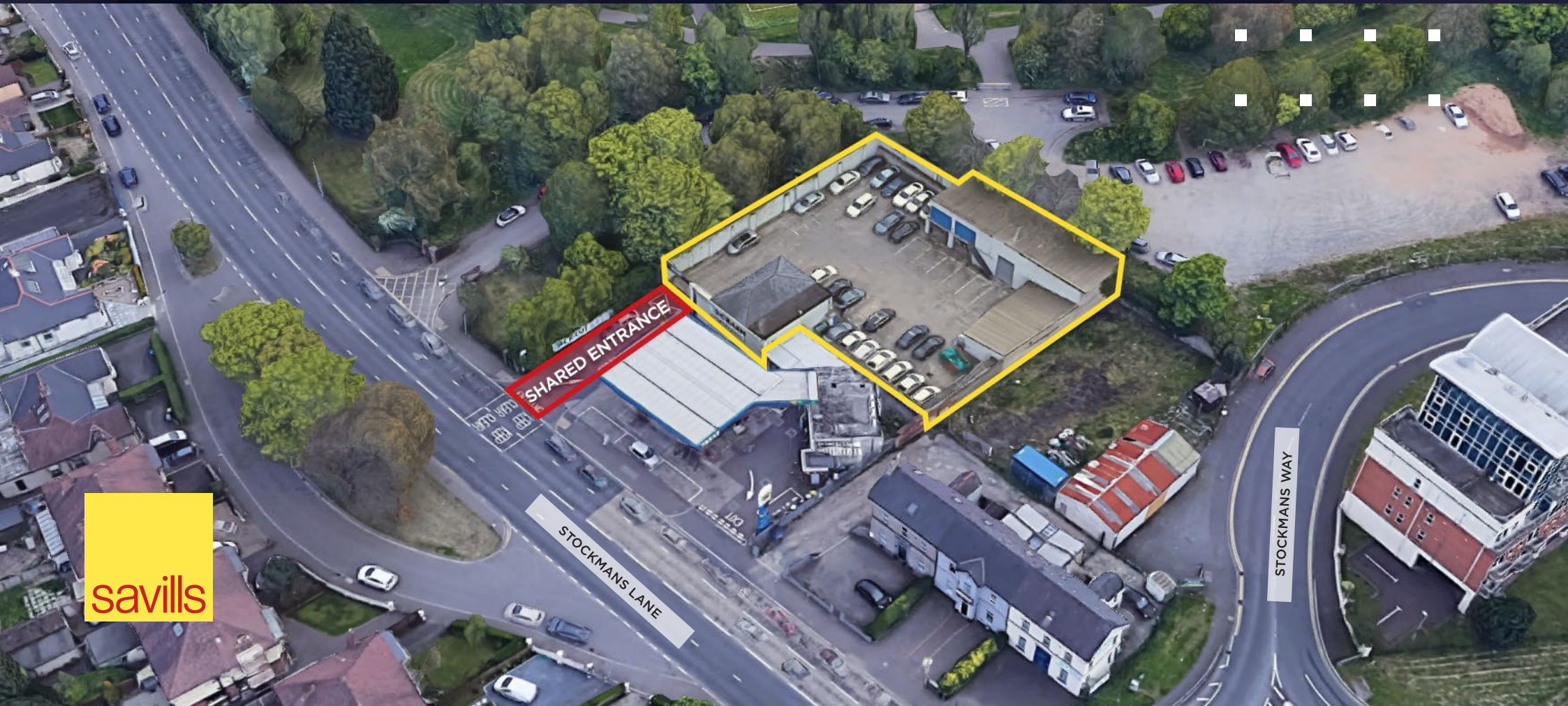


TO LET

134 Stockmans Lane

Belfast, Co. Antrim, BT9 7JE

Prominent Site of 0.35 Acres and Office Accommodation with Storage



savills

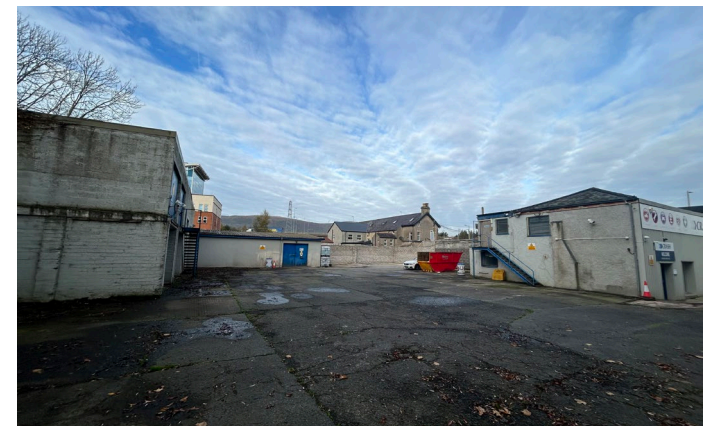
Location

The premises occupies a prominent position fronting Stockmans Lane approximately 3 miles south of Belfast city centre.

Stockmans Lane is one of the main arterial routes into the south of the city and benefits from a large volume of vehicular traffic and excellent accessibility to motorway networks via Junctions 1 and 2 of the M1 Westlink.



Benefits from a large volume of vehicular traffic and excellent accessibility to motorway networks.



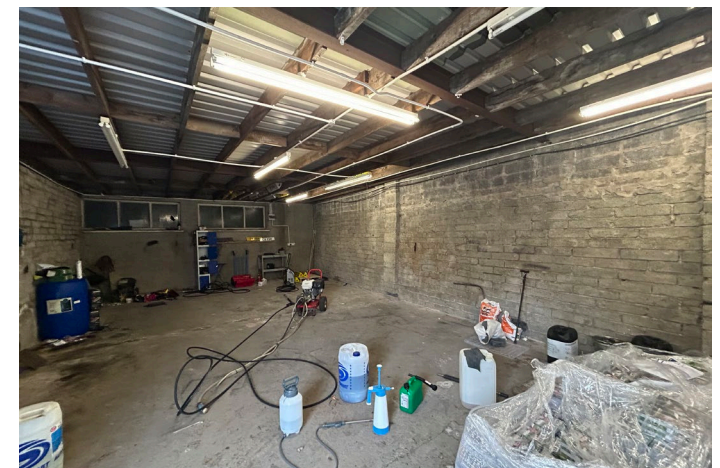
The property

The subject comprises a semi-detached two storey office building on a 0.35 acre site with number of stores.

The ground floor is open plan with kitchen and WC facilities and a rear store area. The first floor comprises three offices, two store areas and a WC.

Externally there are four storage warehouses, two which have first floor accommodation and a larger store and car valet facility.

Access to the larger store is via electric roller shutter which has an eaves height of 4m.





Accommodation

OFFICE	Sq Ft	Sq M
Ground Floor	890	82.71
First Floor	652	60.59
Office Total	1,542	143.31

WAREHOUSE	Sq Ft	Sq M
Store 1	279	25.97
Store 2	452	42.00
First Floor	738	68.60
Large Store	1,002	93.15
Car Valet Store	839	78.00
Warehouse Total	3,310	307.72

Total Accommodation	4,852	450.92
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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

Term: Available on a short term basis.
Rent: On application.

VAT

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

EPC

D81. Full EPC certificate available on request.

RATES

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

Net Annual Value:	£17,700
Estimated Rates Payable 2025/26:	£11,090

CONTACT



Savills Belfast
 2nd Floor,
 Longbridge House,
 16-24 Waring Street,
 Belfast, BT1 2DX
savills.ie

Richard McCaig
richard.mccaig@savills.ie
 +44 (0) 28 9027 0034

Kyle McComiskey
kyle.mccomiskey@savills.ie
 +44 (0) 28 9027 0012

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