

FOR SALE BY PRIVATE TREATY

17-19 Dargan Crescent

Duncrue Estate, Belfast, BT3 9RP

Exciting opportunity to purchase an existing warehouse & site with full planning permission



savills



Exciting opportunity situated in highly strategic location



Site extends to about 2.0 acres



Existing warehouse with recently refurbished office accommodation



Full planning permission to erect a new standalone storage warehouse



Sold with the benefit of vacant possession

Location

Located in North Belfast, 17-19 Dargan Crescent presents an excellent opportunity in an ideal location.

This property benefits from its proximity to local amenities and transport links. Located only about 0.8 miles (3-minute drive) from the Fortwilliam Roundabout which provides easy access to the M2 and A2 Shore Road. The city centre is a short 11-minute drive.

Belfast docks are a short drive away providing access to the Belfast to Birkenhead and Belfast to Cairnryan Stena line Terminals.

Nearby Occupiers include Northside Graphics, Musgrave Marketplace Belfast, and Screwfix to name a few.



- Belfast City - 2.7 miles
- Larne Port - 20.1 miles
- Derry/Londonderry - 69.6 miles
- Dublin - 102.3 miles



The property

The property comprises a modern standalone industrial unit of steel portal frame construction with brick/blockwork infill walls with composite cladding above occupying a total site of about 2.0 acres.

Upon arrival the building offers impressive office accommodation over ground and first floors.

Internally, the warehouse accommodation is finished to a good standard and split into 2 distinct bays. Bay 1 is accessed via two roller shutter access points with a clearance of 5.2m. Bay 2 is accessed via one roller shutter door with a clearance of 5.2m and comprises a canteen, office and W.C. facilities. The cleared minimum eaves height for the warehouse space is about 7.5m.

To the rear of the property is an area of undeveloped ground of about 1.0 acre which currently benefits from planning permission for a new storage warehouse.



Planning

17-19 Dargan Crescent has full planning permission to erect a new storage warehouse, including car parking and associated ancillary works. Ref: LAO4/2023/4548/F.

The proposed warehouse extends to about 20,000 sq. ft across the ground floor.

Further details can be provided upon request.



Floor plans



GROUND

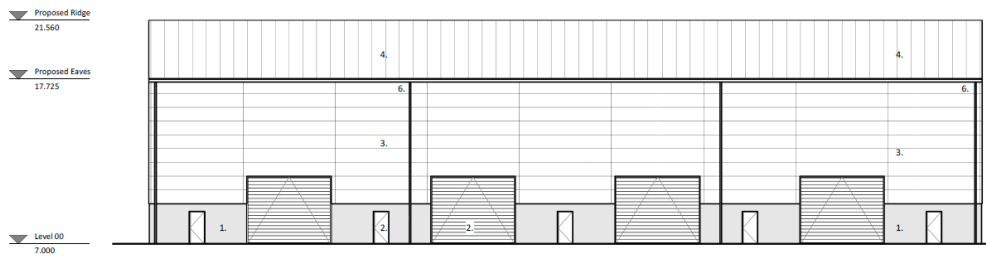


FIRST

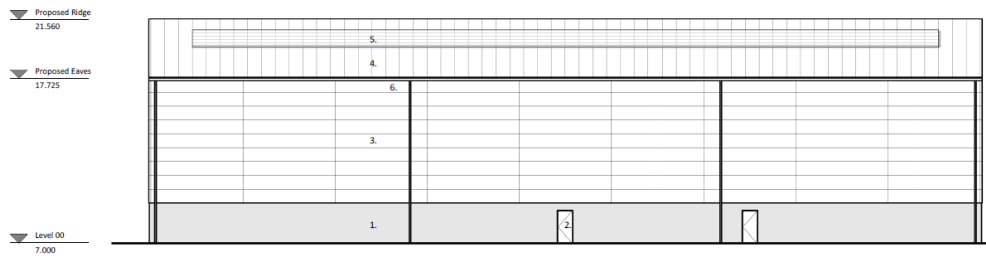
Please note these floor areas are for guidance purposes only. Parties must satisfy themselves as to the accuracy of same.

Please note that the red dashed line indicates an area restricted height due to mezzanine.

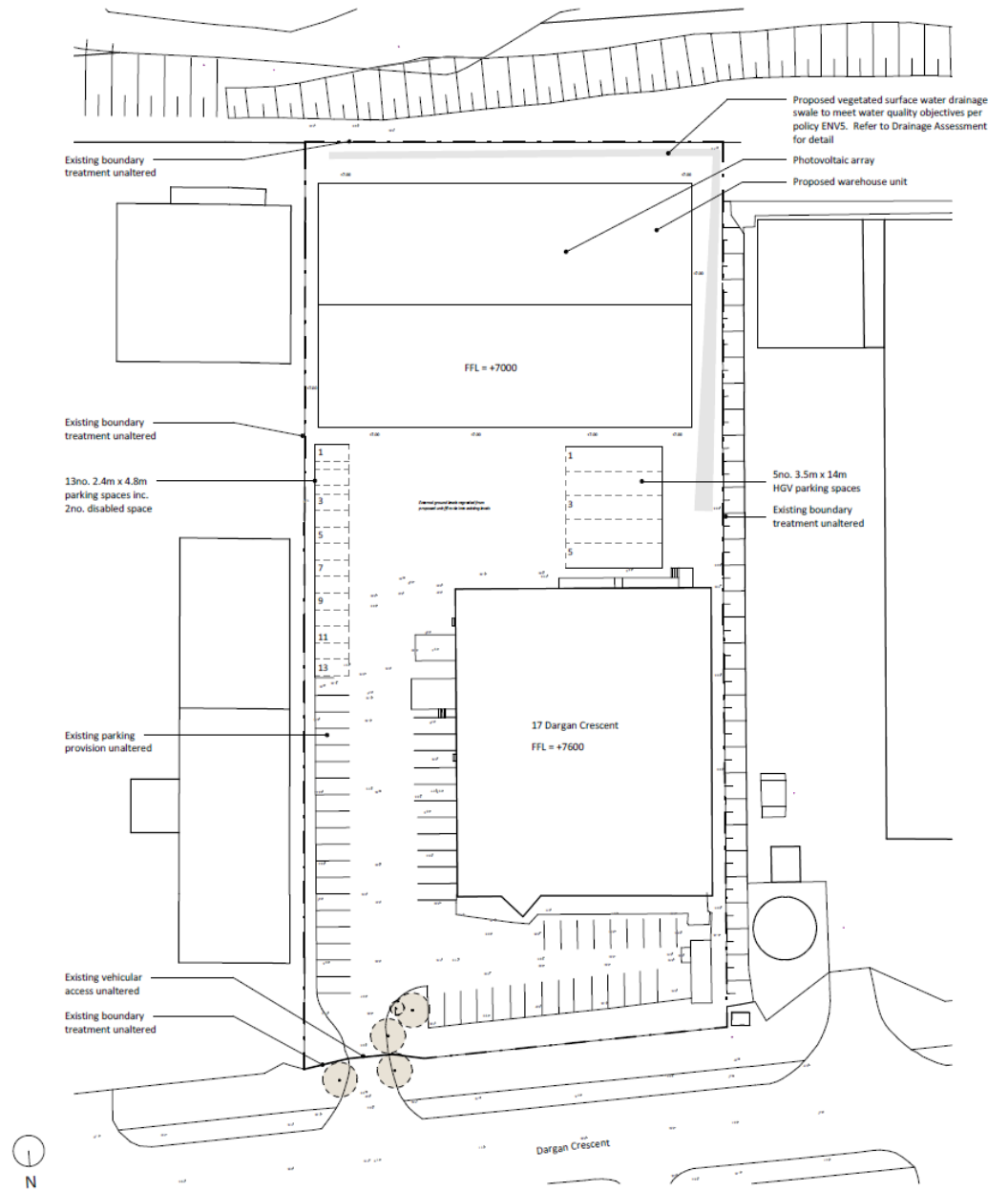
Proposed plans



① Proposed North Elevation
1:200



② Proposed South Elevation
1:200



Accommodation

Description	Sq Ft	Sq M
Ground floor		
Office/Canteen/WCs	2,862	266
Production Area / Loading Area / Storage	14,552	1,352
First floor		
Office/Kitchen/Storage/WCs	6,673	620
Total Gross Internal Area	24,087	2,238

Please note these floor areas are for guidance purposes only. Parties must satisfy themselves as to the accuracy of same.



Further information

GUIDE PRICE

Offers over £1,750,000.
(Includes the solar panels on the existing building.)

VAT

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

EPC

8A. Full EPC certificate available on request.

GROUND LEASE

Property is subject to ground lease of £37,335 pa. Further details can be provided upon request.

CONTACT



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RATES

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

UNIT 1	
Net Annual Value:	£50,000
Estimated Rates Payable 2025/26:	£31,706
UNIT 2	
Net Annual Value:	£18,900
Estimated Rates Payable 2025/26:	£11,843