

FOR SALE / TO LET

# WAREHOUSE / SECURE STORAGE OPPORTUNITY

146 UNIVERSITY STREET, BELFAST, BT7 1HH



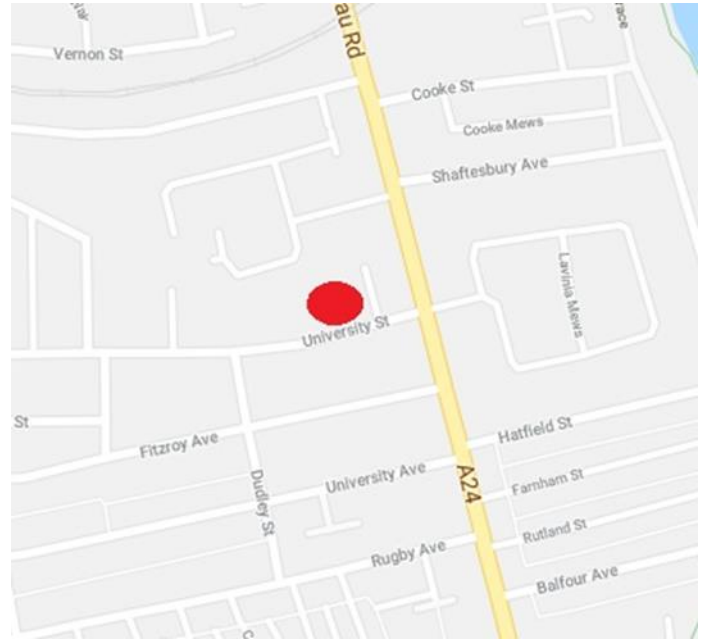
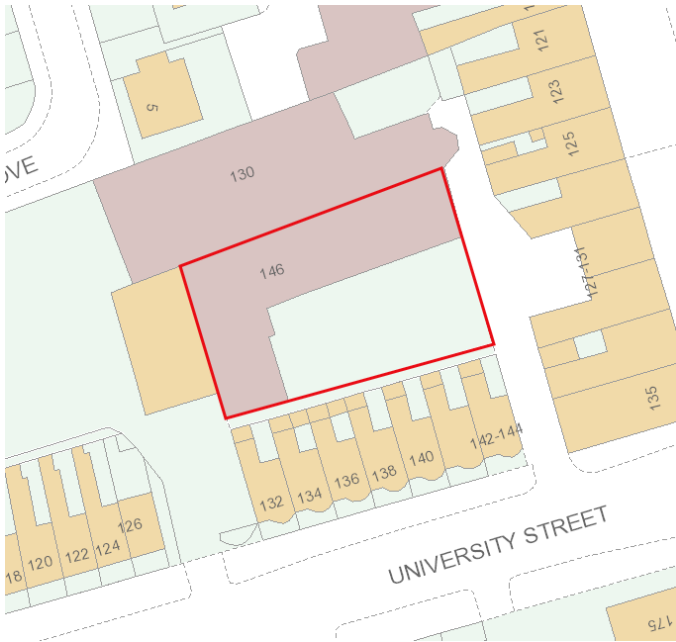
- Warehouse / Secure Storage Opportunity
- Located within the well-established and popular university area of south Belfast
- Approx. 0.5 Miles from Belfast City Centre
- Warehouse / office accommodation extending to approx. 4,517 sq ft (419.64 sq m) with further secure enclosed yard of approx 4,500 sq ft (4180 sq m)
- Suitable for a variety of uses subject to any necessary consents

SAVILLS NORTHERN IRELAND,  
Longbridge House, 16-24 Waring Street,  
Belfast, BT1 2DX

**+44 (0) 28 9026 7820**

**savills.ie**

**savills**



## Location

The subject property occupies a desirable and convenient location within the University Avenue of south Belfast approximately 0.5 miles south of Belfast City Centre.

The property is located in close proximity to Queens University and the mixed use Gasworks Development. There is easy access and great transport links to all of Belfast's business and leisure locations.

## Description

The property comprises a warehouse / storage unit with workshops and office accommodation. The unit benefits from a concrete hard standing area to the front which is accessed via a metal security gate.

Internally the offices are finished to include plastered and painted walls and ceilings, fluorescent strip lighting and fitted WC facilities.

## Lease Details

<b>Rent</b>	£25,000
<b>Term</b>	Negotiable
<b>Repairs &amp; Maintenance</b>	Tenant responsible for all repairs and maintenance

## Sale Details

We are inviting offers in excess of £350,000 (Three Hundred and Fifty Thousand Pounds).

## Accommodation Schedule

Unit	Sq ft	Sq m
Office / kitchen	540	50.17
Mezzanine office	628	58.34
Stores	141	13.09
Main Warehouse	2,252	209.22
Workshop	602	55.93
Covered Work area	354	32.89
Yard	Approx 4,500	418.06

## Rates Assessment

	NAV	Rates Payable 19/20
<b>146 University Avenue</b>	£12,800	£7860

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax

## EPC

E119

## Contact

**Neal Morrison**  
+44 (0) 28 9026 7824  
Neal.morrison@savills.ie

**Megan Houston**  
+44 (0) 28 9026 7826  
Megan.houston@savills.ie

### Important Notice

Savills, their clients and any joint agents give notice that:

- They are not authorised to make or give any representation or warranties in relation to the property either here or elsewhere, either on their own behalf or on the behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

