

6 Prince Regent Road, Belfast, BT5 6QR

For Sale/To Let

Industrial & Logistics

Warehouse with refurbished office accommodation totalling 42,800 sq ft on a site of 2.26 acres

Full planning permission exists for the creation of 28 no. own door office units totalling 70,000 sq ft



**Lambert
Smith
Hampton**

Location

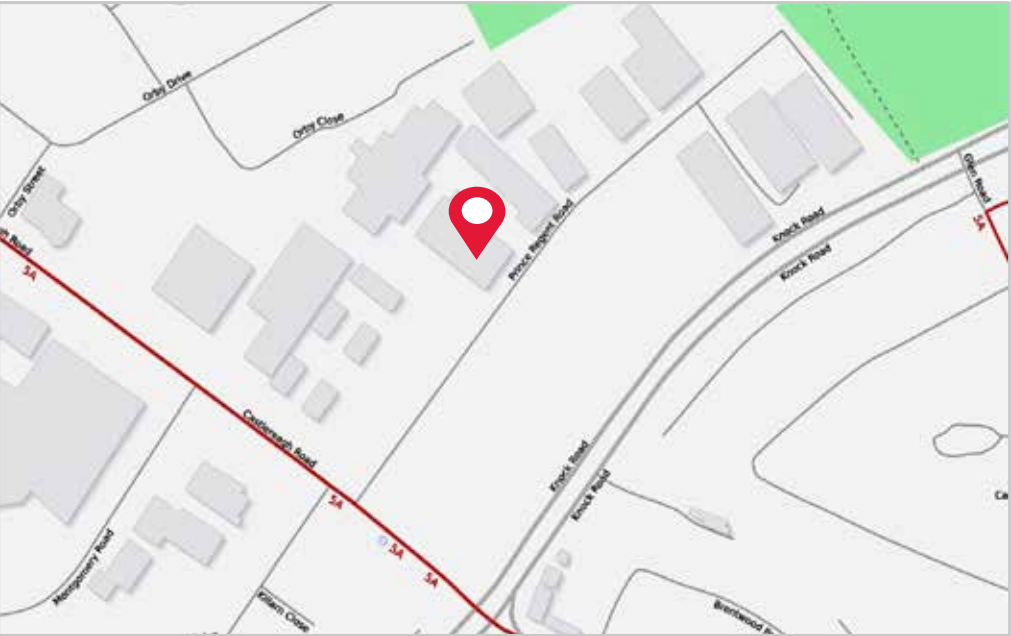
The property occupies a highly prominent position fronting Prince Regent Road, a well established business location in east Belfast. This area is known as the Castlereagh Industrial Estate and includes the Castlereagh Road, Montgomery Road and Alanbrooke Park. The success of the area is due to the fact that it is easily accessible to the City Centre and close to Belfast Docks. The Outer Ring Road is within close proximity and enables easy access to both Motorways.

Description

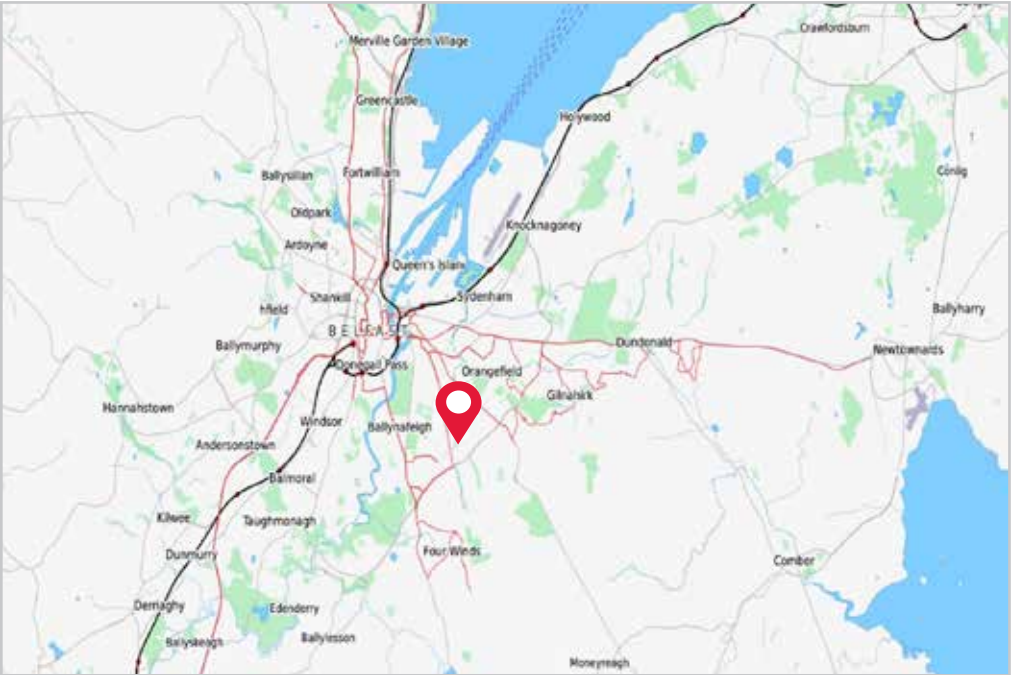
The premises comprise of a large high bay warehouse building together with ancillary offices to the front. The main structure is of a rib steel wall, steel portal frame with an eaves height of c.27 feet (c. 8 metres) and suitable for various purposes i.e. films, leisure and storage and is of a concrete finish. The unit benefits from excellent natural lighting from translucent roof panels as well as electric lighting throughout. Offices are of brick and concrete construction and provide accommodation on ground and first floor with extra storage on the second floor. The warehouse and offices are heated by oil fired boilers. The subject further benefits from external warehousing of c.7,400 sq ft with electric and water supply. It is set on self contained site of c.2.26 acres with good circulation space for articulated lorries and parking.

Schedule of Accommodation

Floor	Sq Ft	Sq M
Ground Floor Offices	1,644	152.73
First Floor Offices	4,371	406.07
Second Floor	853	79.24
Warehouse	25,164	2,337.79
Loading Bay	2,350	218.32
Separate External Building	2,418	224.64
Building 1	36,800	3,418.8
Building 2	6,000	557
Total Internal Area	42,800	3,976.3



For Indicative Purposes Only



Price

Offers in the region of £1,700,000 exclusive.

Terms

Term -	By negotiation.
Rent -	£135,000 pa exclusive.
Repairs -	Full repairing and insuring.
Insurance-	Tenant to reimburse cost of insurance premium.

Planning

Full planning consent was granted for 28 no. own door office suites in 7 no. pavilions (planning ref: Y/2009/0058/F). We are advised that works have been undertaken in order to preserve the planning permission.

Energy Performance Certificate

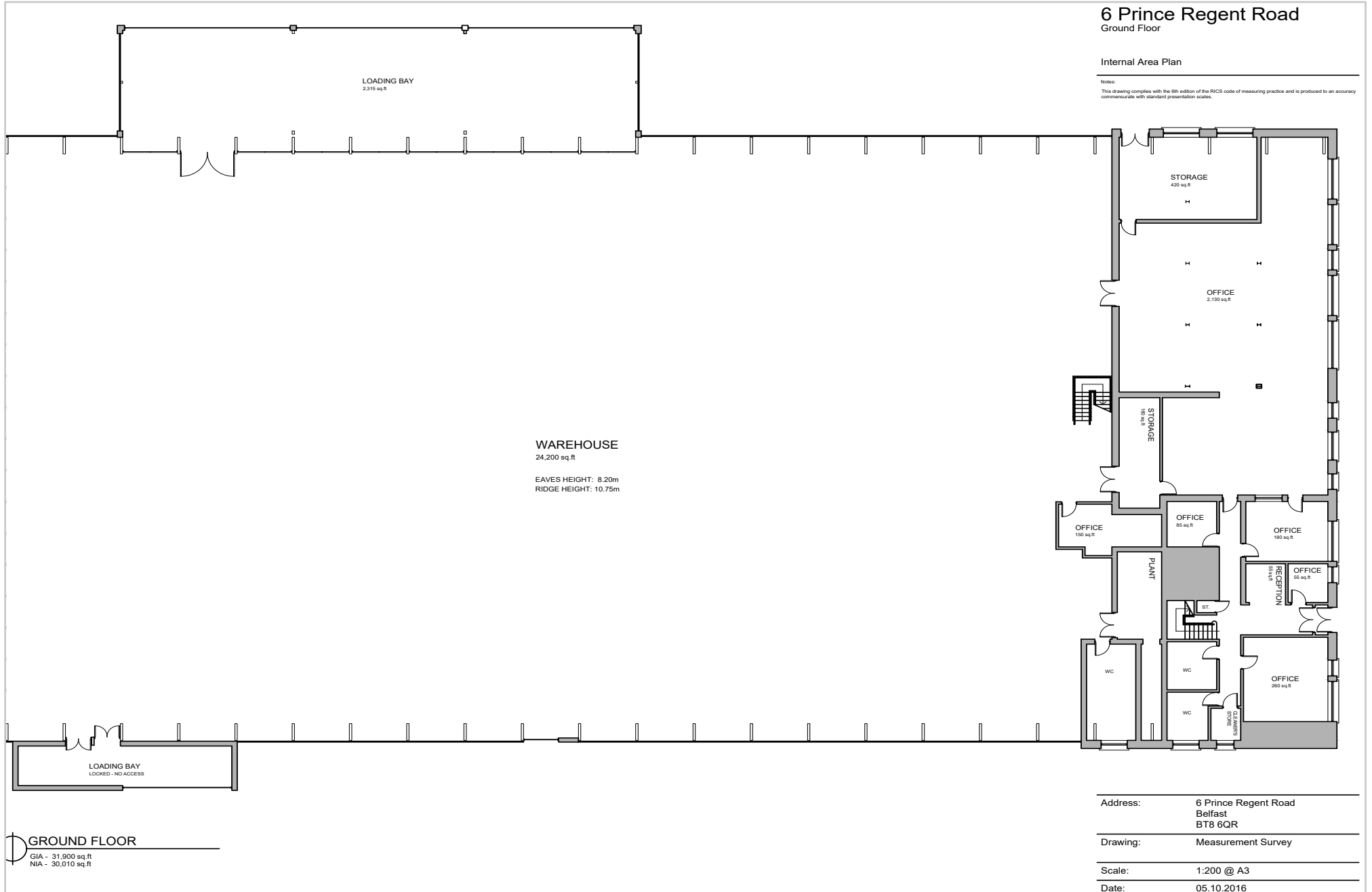
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6 Prince Regent Road Ground Floor

Internal Area Plan

Notes:
This drawing complies with the 6th edition of the RICS code of measuring practice and is produced to an accuracy commensurate with standard presentation scales.





Rates

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

NAV: £81,400

Rate in £16/17: £0.5826

Rates Payable: £47,424

Value Added Tax

We are advised that the subject property is registered for VAT, therefore VAT will be chargeable in addition to the prices quoted.

Further Information

For further information, please contact:-

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