

9-11 Alanbrooke Road/Alexander Road, Belfast, BT6 9HF

All Enquiries

Industrial Unit with redevelopment potential totalling 34,066 sq ft on a site of approximately 1.3 acres



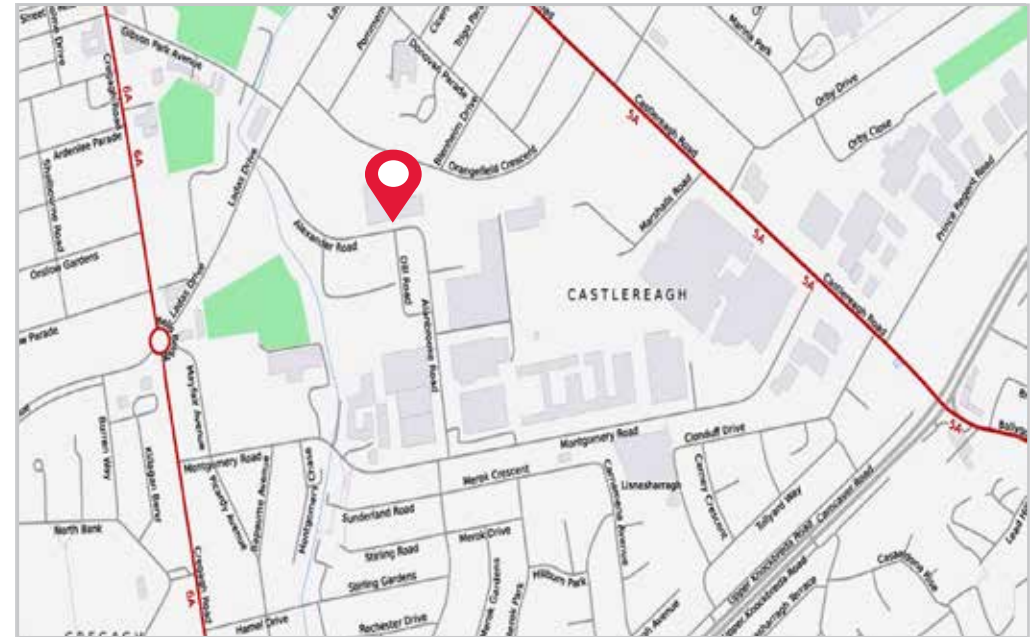
Lambert
Smith
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Location

Belfast is Northern Ireland's largest and capital city and has a Metropolitan Urban Area population of 579,276 persons (2001 census). The city is the retail and economic hub of Northern Ireland and provides one of the most cost efficient business locations in Europe. The city benefits from excellent communication links with convenient access to the M1, M2 and M3 motorways leading to the west, north and east of Northern Ireland respectively.

The subject property is located on Alanbrooke Road, off Montgomery Road, approximately 3 miles south east of Belfast City Centre. Prince Regent Road and nearby Montgomery Road provides for a considerable number of office, industrial and distribution occupiers. The commercial area of Castlereagh Road benefits from close proximity to the A55 ring road which connects the south west and north east of the city.

Other occupiers in the immediate vicinity include GPS Colour Graphics, Belfast Metropolitan College and the Health & Safety Executive NI.



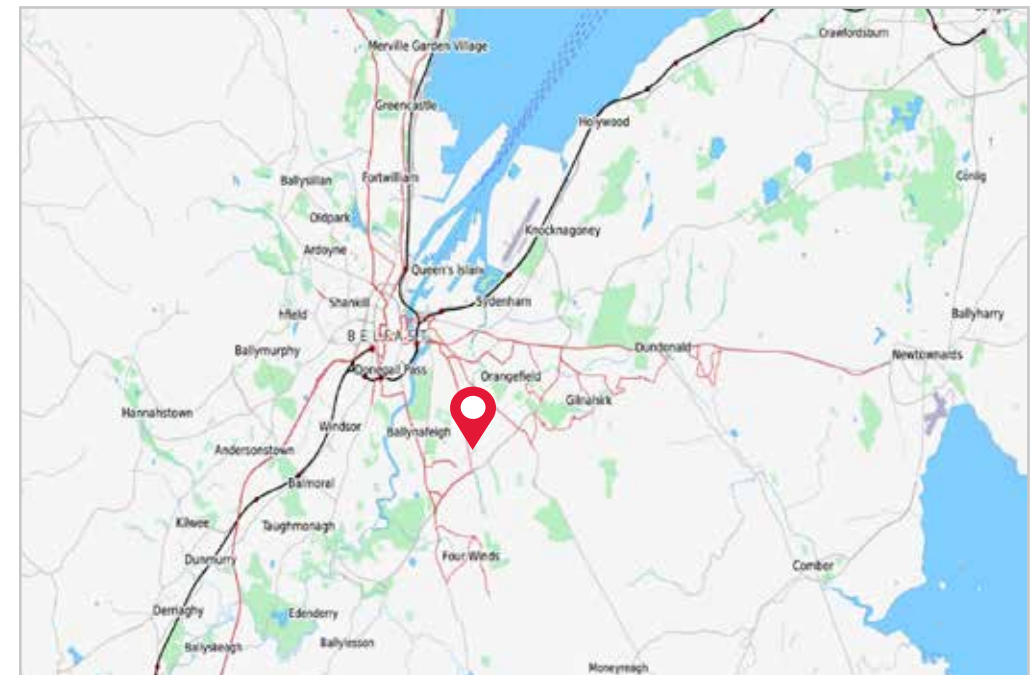
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Description

The subject property comprises warehouse and office accommodation of brickwork construction with a northlight roof.

The office accommodation is of a cellular nature with a few open plan areas over both ground and first floors.

The warehouse accommodation has an eaves height of 4.5m.



Opportunity

- The building can be refurbished to a tenant's specific requirement.
- The building can be demolished and new premises can be built to a tenants specific requirements.
- The building can be let as seen.

Schedule of Accommodation

Floor	Sq M	Sq Ft
Warehouse	2,464	26,528
Ground Floor Offices	298	3,204
First Floor Offices	403	4,334
Total Internal Area	3,165	34,066
Site Area	0.52 ha	1.3 acres

Price

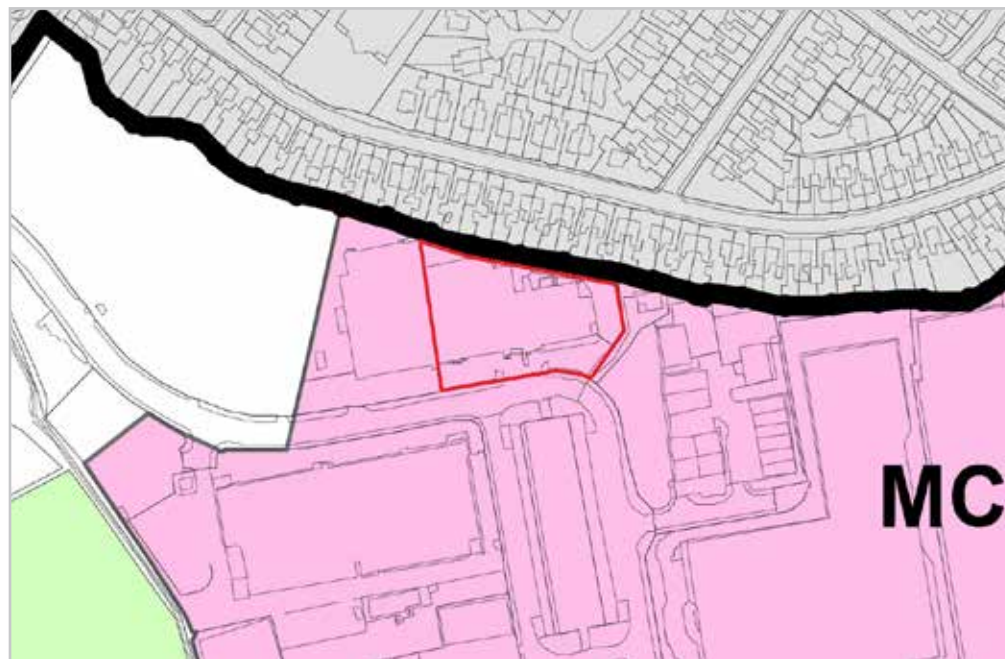
The owner may consider a sale of the subject property. Please contact the agent for further details.

Terms

Term -	By negotiation.
Rent -	Upon application.
Rent Reviews-	Every 5 years.
Repairs -	The tenant is responsible for internal and external repairs.
Insurance-	The tenant reimburses the Landlord with the insurance premium for the property.

Energy Performance Certificate

The property benefits from an EPC rating of E125. The EPC is available upon request.





Rates

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

Offices	Factory
NAV: £9,300	NAV: £55,000
Rate in £ 16/17: £0.5826	Rate in £ 16/17: £0.5826
Rates Payable: £5,418.18	Rates Payable: £32,043

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:-

**Lambert
Smith
Hampton**

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