

Cityside, York Street, Belfast, BT15 1WA

Warehouse and Office Premises

To Let



- Warehouse Accommodation totalling 15,020 sq ft (1,395.4 sq m) and office accommodation totalling 4,319 sq ft (401.2 sq m).
- Serviced by 2no. communal dock levellers which service the Shopping Centre.
- Generous communal marshalling area.
- Eaves height of 3.3m.
- Suitable for storage and distribution purposes.

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Dublin Office - Grafton Buildings, 34 Grafton Street, Dublin 2

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Location

The property is located in North Belfast within Cityside Retail & Leisure Park which is located in close proximity to Belfast City Centre, immediately adjacent to the York Street interchange of the Westlink which provides direct access to the rest of the Province via the M1, M2 and M3 Motorway Network.

Description

The subject property comprises a block constructed warehouse with profile metal clad external elevations and roof. Internally the unit is finished to include concrete floors, movement reactive fluorescent strip lighting, sprinkler system, fire alarm, security alarm, WC facilities, small internal office, 3.3m eaves height, 3 phase power supply and 1no. 3m roller shutter door. The unit is serviced by 2no, communal dock levellers which are provided for the benefit of all the tenants in the Complex.

Access to the unit is via a shared rear service entrance accessed via North Queen Street.

Accommodation

Floor area	Sq ft	Sq m
Warehouse	15,020	1,395.4
Office	4,319	401.2
Total	19,339	1,796.6

Lease details

Term – By negotiation.

Rent – Warehouse - £22,500 per annum exclusive.
Offices - £20,000 per annum exclusive.

Rent Review – 5 yearly.

Service Charge – A service charge will be levied to cover the cost of external repairs and the general running costs of the complex.

Insurance – The Tenant will reimburse the landlord with the cost for insuring the building.

Business Rates

We are advised that the subject property is to be reassessed by Land and Property Services.

Value Added Tax

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

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