



**Lambert  
Smith  
Hampton**

**028 9032 7954**  
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# For Sale/To Let

## Warehouse

# Portal Frame Warehouse Premises

Unit 7, 18 Westbank Road, Belfast



- GIA of c.3,066 Sq Ft (c.284.2 Sq M)
- 6.5m eaves.
- GIA inc. office accommodation c.1,004 sq ft (93.2 sq m).
- Located within Belfast Harbour Estate.

**Lambert Smith Hampton**

Clarence House, 4-10 May Street, Belfast, BT1 4NJ T 028 9032 7954

## Unit 7, 18 Westbank Road, Belfast

### Location

The subject property is located on West bank Road within Belfast's Harbour Estate, which is easily accessible just off the M2 motorway at the Fortwilliam Interchange, providing excellent transport links to the M2 motorway, Belfast City Centre and the wider Motorway Network.

### Description

This end terrace unit offers warehouse accommodation plus ground floor office space and additional mezzanine storage.

The unit is of steel portal frame construction with internal block wall finish, concrete floor, pitched profile metal roof and electric roller shutter. The warehouse space benefits from an eaves height of approximately 6.5 metres.

The offices are fitted to include plastered and painted walls, suspended ceilings, recessed lighting, carpeted floors.

Car parking spaces to the front of the unit and generous communal marshalling area.

Neighbouring occupiers include Hutton Mechanical Services, Irish Relocation Services and Jenkins Shipping.

### Price

£100,000 exclusive.

### Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

**Ian Harbinson**  
Lambert Smith Hampton  
**028 90 269257**  
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Lambert Smith Hampton  
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Schedule of Accommodation	Sq Ft	Sq M
Gross Internal Area	3,066	284.2

### VAT

We are advised that the subject property is VAT registered and therefore VAT will be charged in addition to the rent/purchase price.

### Business Rates

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

Net Annual Value:- £9,850

Rate in £ 17/18:- £0.5926

Rates payable if applicable:- £5,837.11

### Lease Details

Term - By negotiation.

Rent - £12,000 per annum.

Repairs - Full repairing and insuring basis.

Insurance - The tenant shall reimburse the Landlord with a fair proportion of insuring the property.

## Unit 7, 18 Westbank Road, Belfast

### Aerial Image



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### Communal Yard



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# Unit 7, 18 Westbank Road, Belfast

## Location Map (For Identification Purposes Only)



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