



TO LET

Units 1 & 2 Windsor Business Park, Boucher Place, Belfast, BT12 6HT

Excellent quality warehouse and office accommodation from c. 2,473 sq. ft. – 6,562 sq. ft.

Lisney

Features

- Situated within the Boucher Road commercial area.
- Highly accessible location close to the A12 Westlink, M1 Motorway and Belfast City Centre
- Various configurations available, comprising a mix of office and warehouse accommodation
- Dedicated on site car parking
- Suitable for a number of uses, subject to all necessary statutory consents

Location

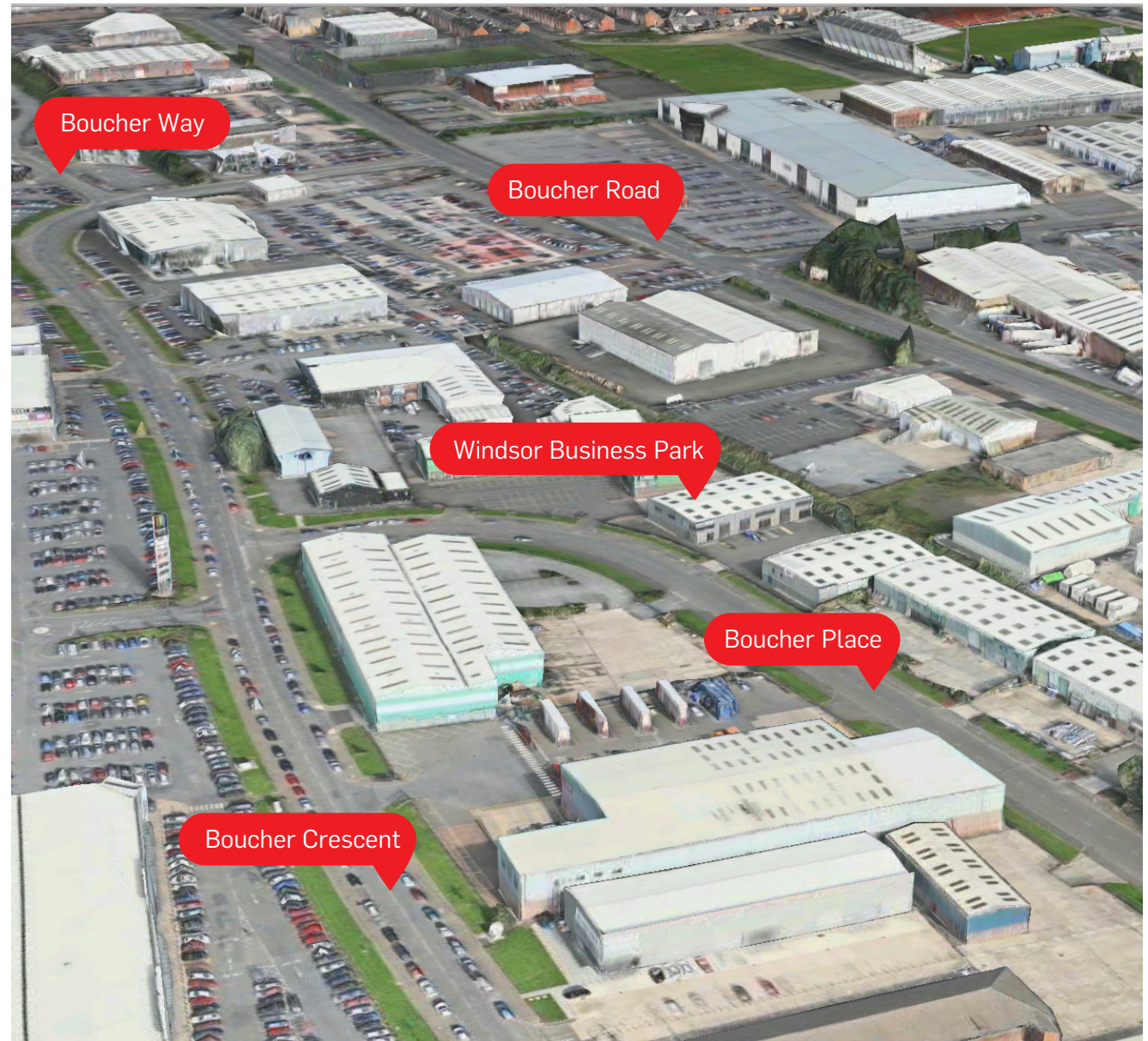
The subject property is located approximately 2.5 miles south west of Belfast City Centre within a well-established commercial location.

The area is highly accessible, providing easy access to the A12 Westlink, M1, M2 and the wider motorway network.

The Boucher Road area is a well-known commercial area, home to a wide array of uses, car dealerships, storage/distribution and out of town retail being key amongst others.

The property is prominently located on Boucher Place, which is accessed from Boucher Crescent.

The immediate area surrounding the subject is dominated by trade counter, retail and leisure users. Located adjacent to the property is the recently constructed Boucher Square restaurant development and Boucher Shopping Park.



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Description

Windsor Business Park comprises 6 no. units and is home to neighbouring occupiers, GSF Car Parts, Windowmate and MDI Medical.

The accommodation is currently arranged over 2 no. neighbouring units, both of steel portal frame construction.

Unit 1 comprises a ground floor only unit of c. 2,473 sq ft. The current fit out provides a mix of office and storage space.

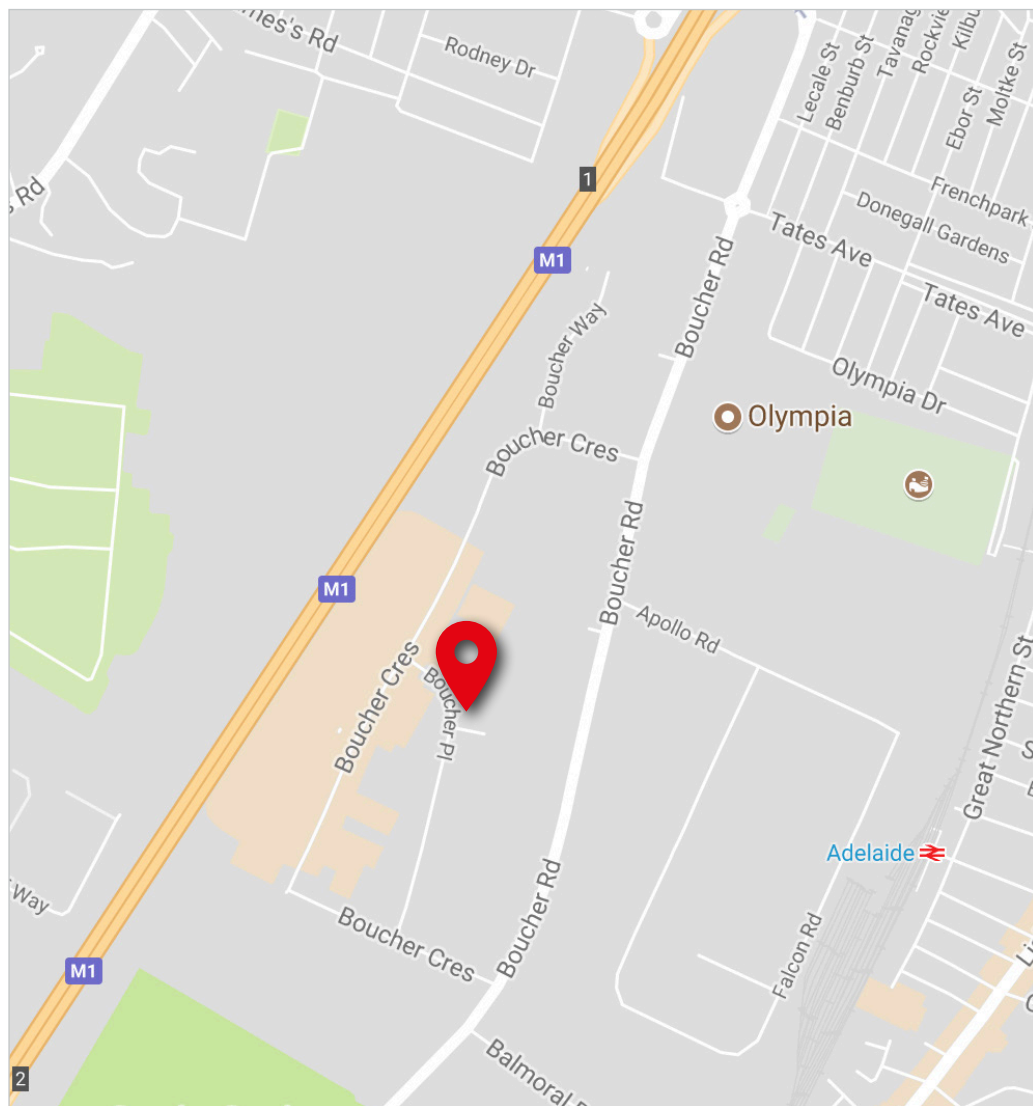
Unit 2 provides ground floor space of c. 2,475 sq ft with first floor mezzanine space of c. 1,614 sq ft. The unit comprises showroom, office, and warehousing space.

Accommodation

	FLOOR	AREA (SQ FT)	AREA (SQ M)
Unit 1	Ground	2,473	229.80
Unit 2	Ground	2,475	229.90
	Mezzanine	1,614	149.95
	Total	4,089	379.90

NOTE: Various layouts are available, including the combination of the Units 1 & 2 to provide a single unit c. 6,562 sq ft.





Unit 1 - EPC 132



Rent

£7.00 per sq ft, exclusive.

Rates

Unit 1

NAV: £10,700

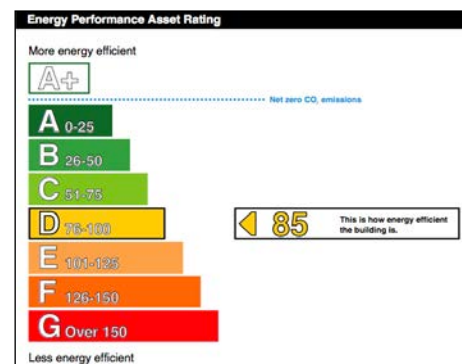
Rates Payable (17/18): £6,342

Unit 2

NAV: £11,800

Rates Payable (17/18): £6,994

Unit 2 - EPC 85



VAT

All prices, outgoings and rentals are stated exclusive of but may be liable to VAT.

Contact

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Full certificates can be made available upon request.