



TO LET

Units 1&2, Meadows Industrial Complex, 5-7 Boucher Road, Belfast, BT12 6HR
Prominent Trade Counter/Warehouse

Lisney

Features

- Trade Counter / warehouse unit/s extending from 7,050 sq ft. to 14,705 sq ft. approx.
- Situated on Boucher Road, one of Belfast's Premier Warehouse / Trade Counter locations.
- Easy access to M1 and M2 motorways, as well as the Port of Belfast and the city's airports.

Location

Boucher Road is Northern Ireland's premier trade counter and retail warehousing location, situated approximately 2.5miles south of Belfast City Centre, it offers immediate access to the M1 Motorway leading west as well as the M2 Motorway north bound via the Westlink.

The subject premises occupy a prominent location on the Boucher Road in close proximity to the Olympia Complex and the National Stadium at Windsor Park, with nearby occupiers including Volkswagen, Honda, SERE Autoplex, Marks & Spencer, DW Fitness, and Chain Reaction Cycles.



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Description

The subject comprises the front two units of the complex and provides:

- Concrete floor with brick block walls plus cladding to the upper walls and roof.
- 4.8m eaves height.
- Electric roller shutter doors.
- 3 phase electricity with box and strip lighting.
- Alarm.
- Concrete surfaced shared circulation area with car parking and electric gates.

In addition Unit 1 benefits from a trade counter reception, offices, staff kitchen and wc facilities.

Unit 2 benefits from offices, staff kitchen and wc facilities.

Accommodation

UNIT	SIZE (SQ. FT.)
Unit 1	7,050
Unit 2	7,655
TOTAL	14,705





Rates

We are advised by the Land & Property Service that the NAV of the units is as follows:

Unit 1: NAV £26,000, resulting in rates payable for 2018/19 of approximately £15,673.

Unit 2: NAV £27,900, resulting in rates payable for 2018/19 of approximately £16,818.

Rent

Unit 1 - £50,000 per annum exclusive

Unit 2 - £40,000 per annum exclusive

Lease Terms

Term - Negotiable

Repairs - A new lease on Full Repairing and Insuring terms to incorporate Service Charges and buildings insurance is available.

EPC - Unit 1

The property has an energy rating of G167.

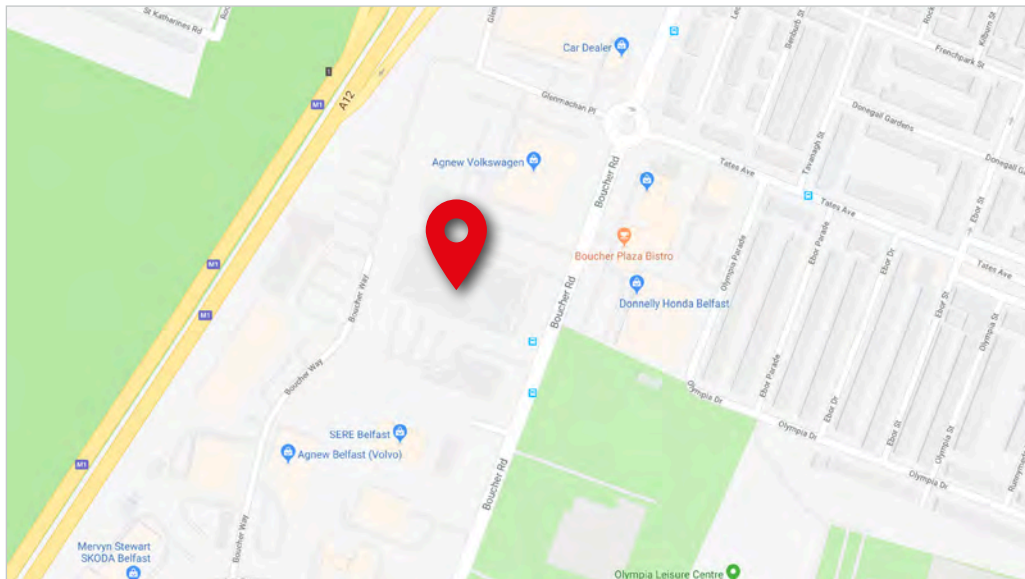
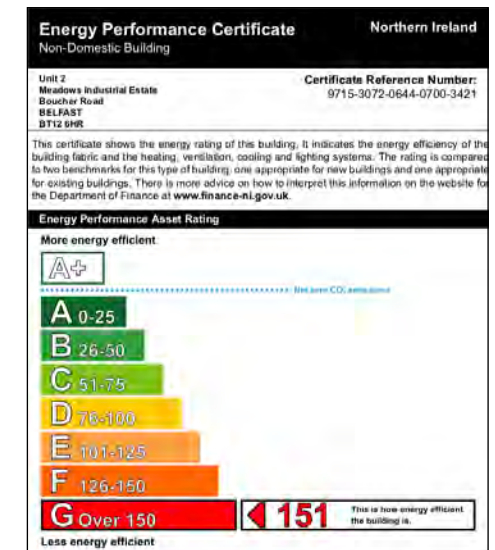
Full certificates can be made available upon request.



EPC - Unit 2

The property has an energy rating of G151.

Full certificates can be made available upon request.



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VAT

Please note all prices, rentals and outgoing are quoted net of VAT which may be chargeable.

Contact

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