



TO LET

**18A DUNCRUE CRESENT, BELFAST, BT3 9BW**

Trade counter & warehouse accommodation with ancillary offices comprising 11,175 sq ft

**Lisney**

## Location

The subject property is situated on Duncrue Crescent, just off Duncrue Road in the popular North Foreshore area of Belfast, only c. 1.5 miles north of Belfast city centre and is accessed via Fortwilliam junction, off the M2 motorway.

The nearby motorway network provides easy access to both the north and south of the province, while both Belfast Airports, Belfast Harbour and Larne Harbour are a short drive away.

## Description

The property is currently utilised as a warehouse, showroom and office premises and accordingly has been fitted to an appropriate standard to provide part tiled / carpeted floors including suspended ceiling and gas fired heating.

The warehouse can be serviced by front and rear roller shutters and with an eaves height of c. 6.0m.

A mezzanine floor provides additional storage plus a number of first floor offices.

Externally, secure car parking is provided with marshalling areas to the front and rear.

## Accommodation

|              |              |
|--------------|--------------|
| Ground Floor | 6,457 sq ft  |
| Mezzanine    | 4,718 sq ft  |
| Total        | 11,175 sq ft |





## Repairs and Insurance

The lease will be taken on a Full repairing and insuring basis.

## Service Charge

A Service charge will be levied to cover a fair proportion of the Landlord's costs of maintenance and upkeep of communal areas in the industrial estate, management fees and any other reasonable outgoings of the Landlord.

## Rent Review

Periodic

## Term

Negotiable

## Rates

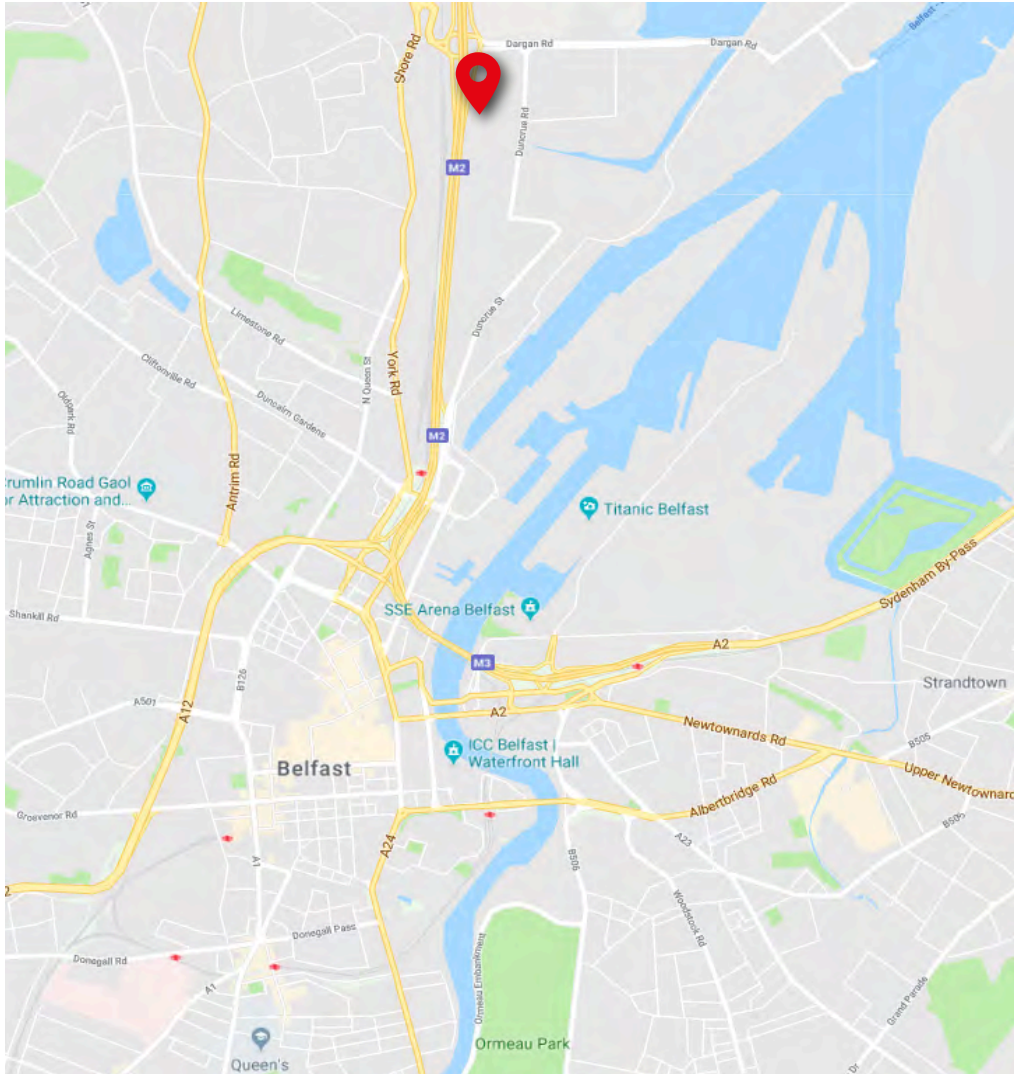
We have been advised by Land & Property Services of the following;

Net Annual Value: £27,700

Rate in the £ 19/20: £0.614135

Rates payable: £17,012 approximately





## EPC Rating

The property has an Energy Efficiency rating of C72.

A full certificate can be made available upon request.



## Rent

£45,000 exclusive per annum.

## VAT

All prices, charges and rents quoted are net of VAT, which may be chargeable.

## Contact

Andrew Gawley

028 90501501

agawley@lisney.com