



TO LET (By way of assignment)

Nella House, 96 Dargan Crescent, Belfast, BT3 9JP

Office / Showroom with First-Floor Storage Extending to c. 1,870 Sq Ft

LOCATION

Belfast is Northern Ireland's capital city and largest urban settlement, having a population of c. 670,000 within its Metropolitan area. The city is located approximately 103 miles north of Dublin and 75 miles southeast of Londonderry.

The subject occupies a prominent position within Dargan Crescent, close to its junction with Dargan Road and just a 2-minute drive from the Fortwilliam Interchange of the M2 Motorway and c. 2 miles north of Belfast City Centre.

Dargan Crescent is an established and popular office and industrial location, due to its superb transport links to Greater Belfast and the wider Province.

The area is home to a broad range of major national and local companies and attracts occupiers from a broad range of commercial enterprises.

DESCRIPTION

The subject comprises a two-storey office building with ground floor office / showroom accommodation and first floor storage accommodation.

The ground floor has been fitted to a high standard and is laid out to provide an open place office, boardroom, private office, copy room, store, kitchen, and 2 no. WCs. The first floor comprises a large open plan store. Externally there is parking to the front of the unit and rear access for deliveries.

ACCOMMODATION

DESCRIPTION

Unit 2

AREA (SQ M)

C. 174

AREA (SQ FT)

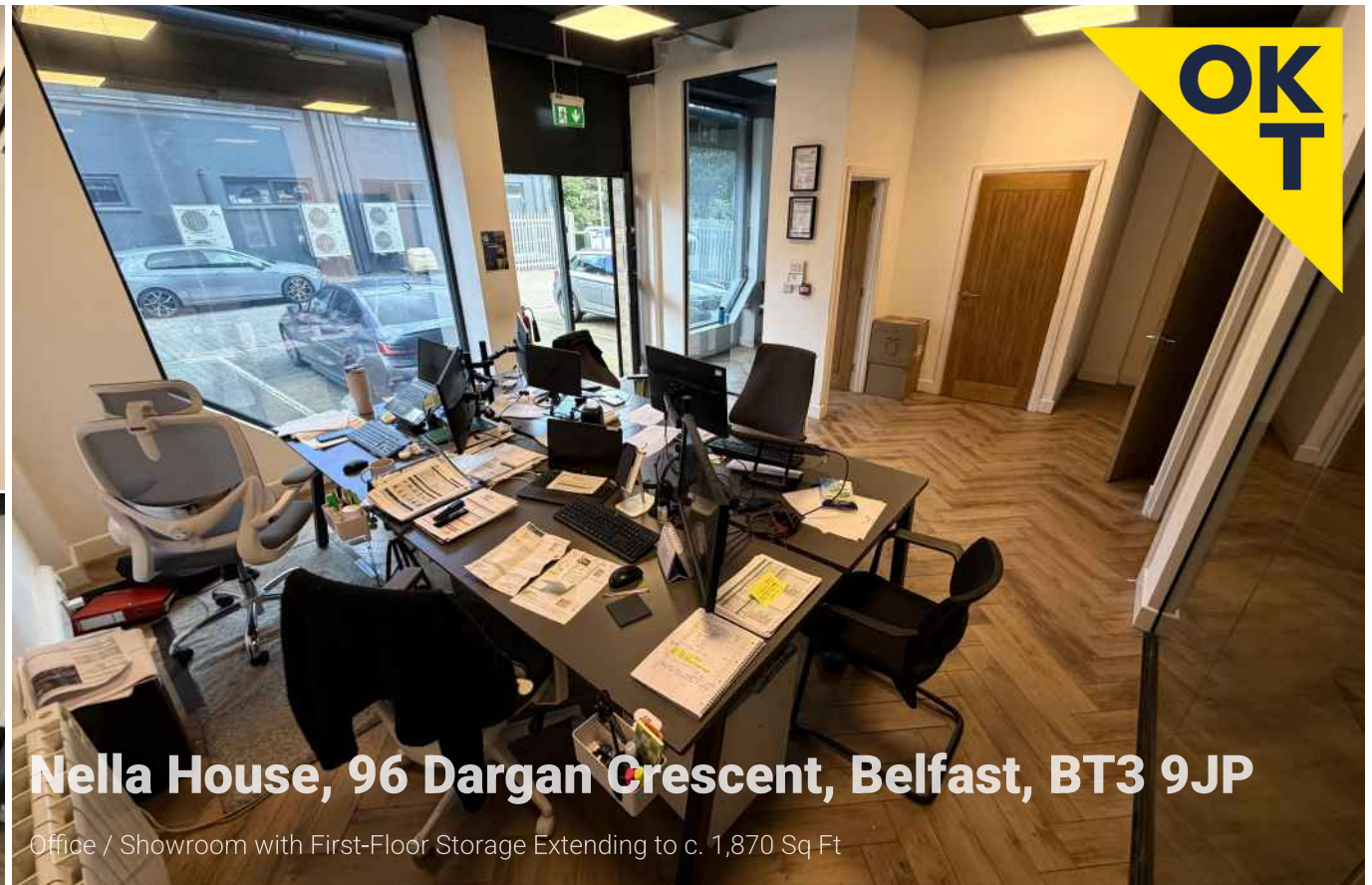
1,870 sq ft

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: 10521





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LEASE ASSIGNMENT DETAILS

RENT:	£12,000 per annum
TERM:	10 years from 8th November 2022
RENT REVIEW:	Fifth anniversary of the term
BREAK OPTION:	Sixth anniversary of the term
REPAIRS / INSURANCE:	Full repairing and insuring lease by way of service charge contribution
SERVICE CHARGE:	A service charge will be levied to cover the cost of maintaining the common areas and exterior of the property etc. Currently estimated at c. £0.50 psf
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.

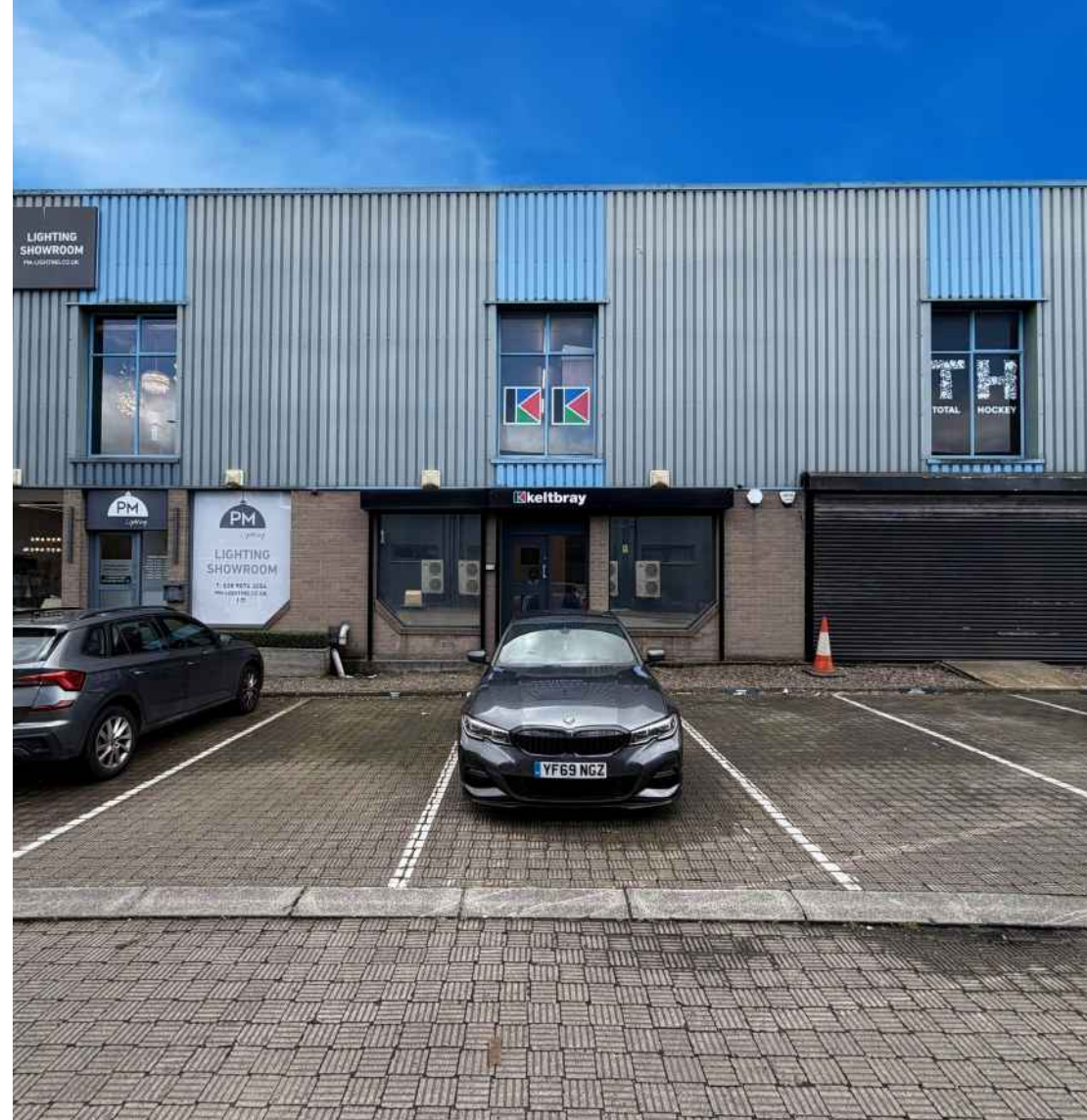
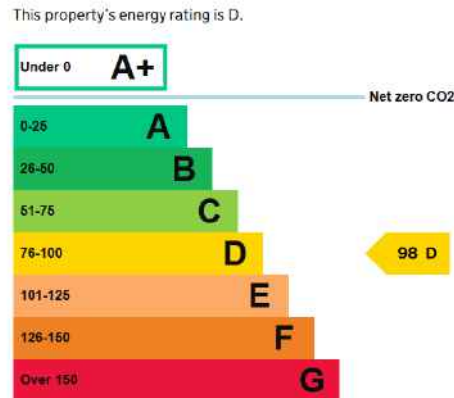
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £13,200

Estimated rates payable in accordance with LPS
Website: £8,584

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

MARK PATTESON

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O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

