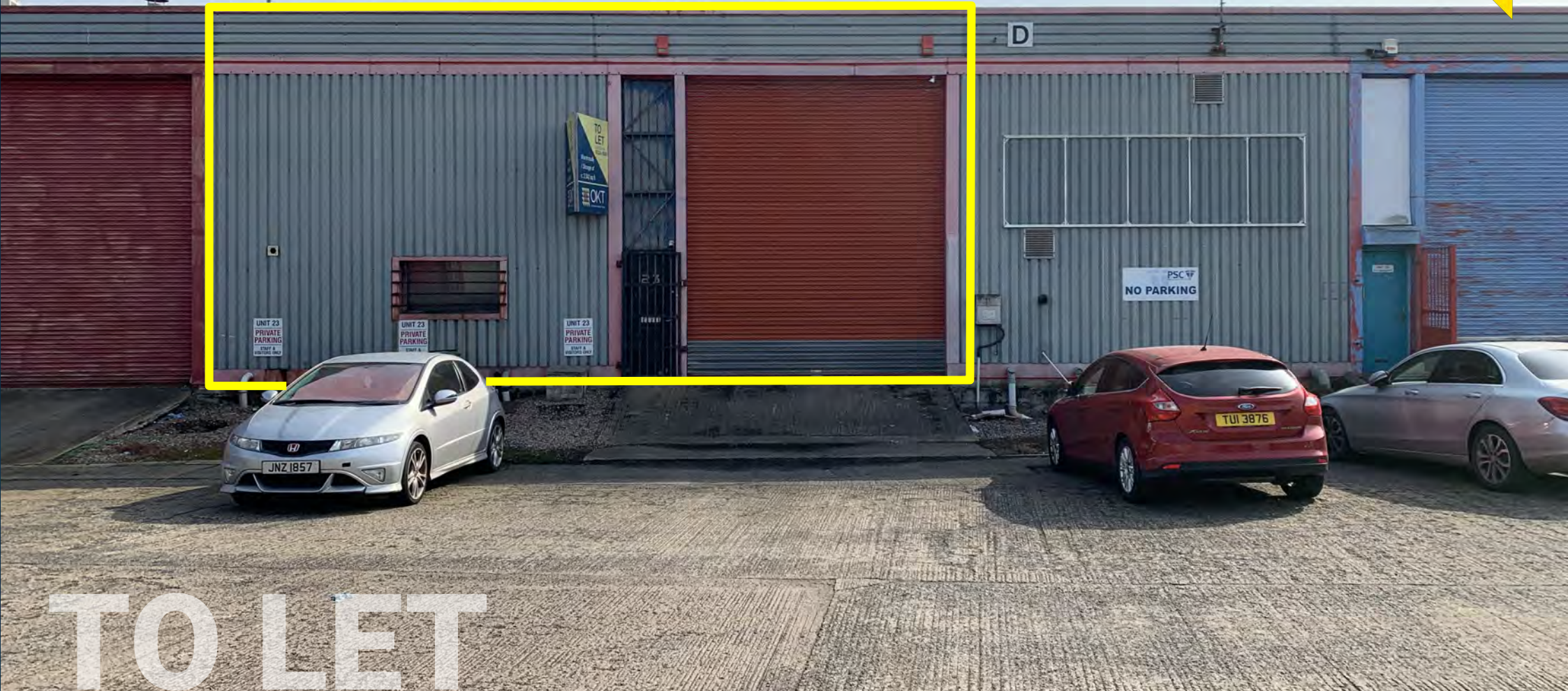


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**TO LET**

# **Unit 25, Somerton Ind Pk, Dargan Cres, Belfast, BT3 9JB**

Warehouse / Storage Accommodation of c. 2,214 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.

# DESCRIPTION

The subject comprises a light industrial unit with warehouse and storage accommodation arranged over ground and mezzanine floor levels.

The unit forms part of the Dargan Industrial Estate with nearby occupiers including Kerr's Tyres, First Industrial Tyres and Liberty Visual.

The building is of a steel portal frame construction with park block brick walls and part insulated cladding.

The property is accessible via an electric roller shutter or a pedestrian access door.

# ACCOMMODATION

## DESCRIPTION

## AREA (SQ M)

## AREA (SQ FT)

Ground Floor

c. 103 sq m

1,107 sq ft

Mezzanine

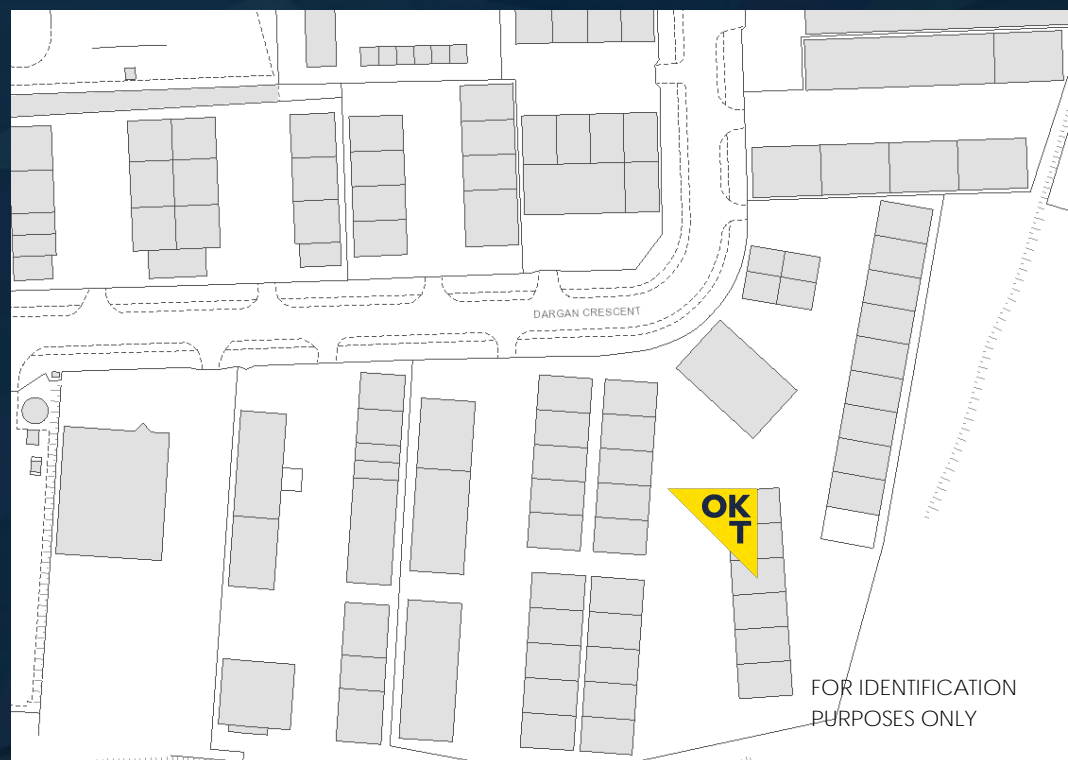
c. 103 sq m

1,107 sq ft

## TOTAL ACCOMMODATION

c. 206 sq m

2,214 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/uksl/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.

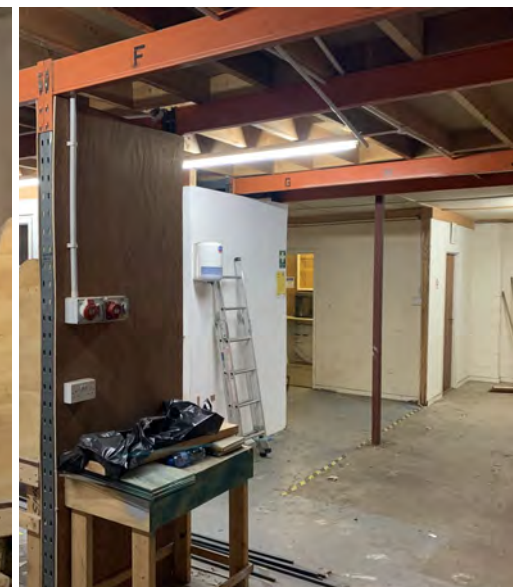
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## Unit 25, Somerton Industrial Park, Dargan Crescent

Warehouse / Storage Accommodation of c. 2,214 sq ft



# LEASE DETAILS

RENT: £8,000 per annum (Inclusive of Ground Rent)  
TERM: Negotiable  
REPAIRS / INSURANCE: Full repairing and insuring lease  
SERVICE CHARGE: £395 per annum  
INSURANCE: £350 per annum  
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.

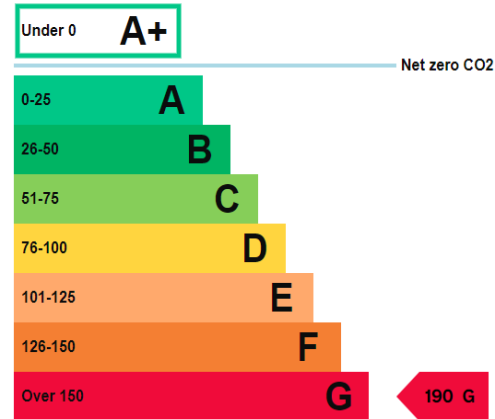
## NAV (RATES PAYABLE)

NAV: £4,600

Estimated rates payable in accordance with LPS  
Website: £2,632.22

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

This property's current energy rating is G.



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**ALAN MCKINSTRY**

alan.mckinstry@okt.co.uk

**ROSS PATTERSON**

ross.patterson@okt.co.uk



## O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they 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.