



OK
T

TO LET

Unit 4, Balmoral Link, Boucher Rd, Belfast, BT12 6QB

Prominent Warehouse Unit of c. 3,800 sq ft

LOCATION

Boucher Road is one of Northern Ireland's premier trade counter and retail warehousing destinations and a popular warehouse, office and food / beverage location situated c. 2½ miles south west of Belfast City Centre and benefitting from ease of access to the M1 Motorway via the Broadway and Stockman's Lane Roundabouts and the M2 via A12 Westlink.

The subject occupies a prominent corner site on the junction of Balmoral Road and Balmoral Link, just off Boucher Road in close proximity to the Adelaide / Balmoral railway halts.

DESCRIPTION

The property comprises warehouse / industrial accommodation which is of steel portal frame construction with part block work part cladded elevations and a pitched cladded roof.

Internally the warehouse is fitted to include screed concrete floors, high bay LED / halogen lighting, 3 phase electricity and roller shutter access door.

Neighbouring occupiers include Haldane Fisher, Mac Blair, SIG Ireland, Frederick Jones and Belfast MOT Test Centre.

The unit would be suitable for a wide variety of uses to include industrial, showroom, retail warehousing and leisure subject to any necessary planning / statutory consents.

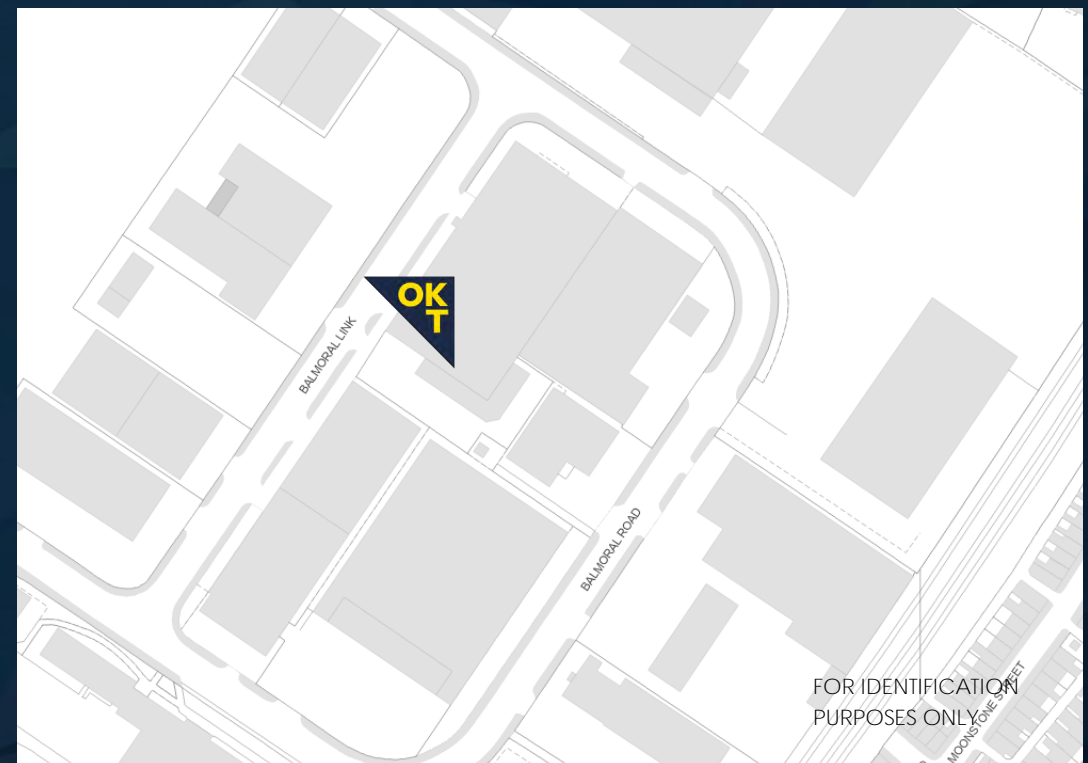
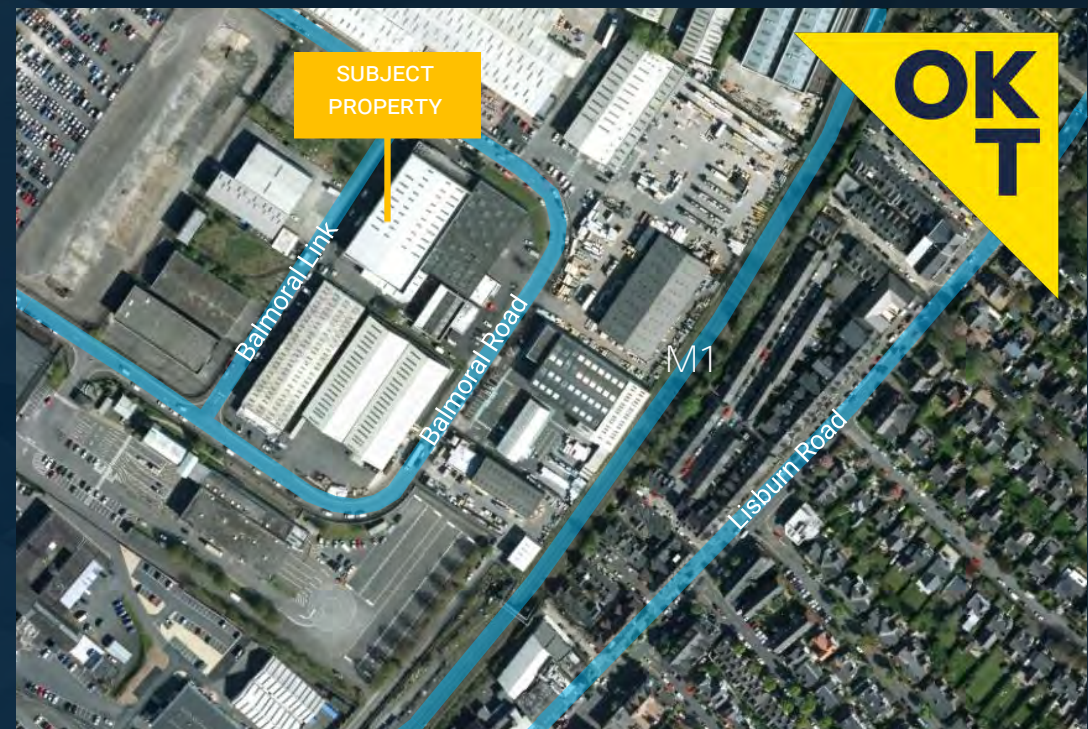
ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
UNIT 4		
Warehouse / Storage	c. 353 sq m	3,800 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: 8228



LEASE DETAILS

- RENT: £25,000 per annum plus VAT
- TERM: Negotiable subject to periodic upwards only rent reviews.
- REPAIRS / INSURANCE: Tenant liable for all internal repairs and a fair proportion of any necessary external repairs along with a proportionate contribution of the buildings insurance premium.
- SERVICE CHARGE: Payable quarterly in arrears for any necessary external repairs.
- VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

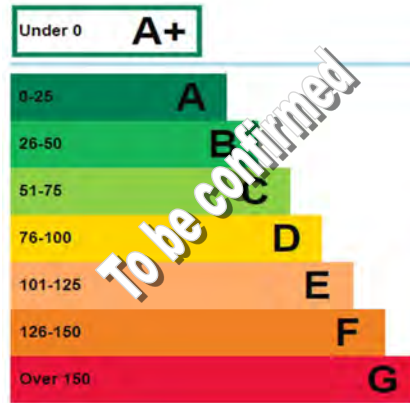
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.



NAV (RATES PAYABLE)

NAV: To be assessed.

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



FURTHER INFORMATION

For further information / viewing arrangements please contact:

IAIN MCCABE

iain.mccabe@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 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.