

A large, modern warehouse building with a white facade and a prominent red 'Sainsbury's' logo on the upper right side. The building is situated in an industrial area with a concrete parking lot in the foreground and a cloudy sky above. To the left, there is a smaller building with a dock area and a white car parked nearby.

Sainsbury's

## TO LET

Warehouse Units of c. 9,150 sq ft and 2,050 sq ft with Dock Leveller Access within Secure Service Yard of the Kennedy Centre

**Bulk Stores 1 & 2, Kennedy Centre, Blackstaff Road,  
Kennedy Way, Belfast, BT11 9AE**

A yellow triangular logo with the letters 'OKT' in black, stacked vertically.

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# LOCATION

The subject is located within the service yard of the Kennedy Centre, accessed off Blackstaff Road in Kennedy Industrial Estate.

Situated in a highly accessible location, the subject is only c. 1 minutes drive from the M1 motorway at Stockmans Lane, c. 3 minutes from Boucher Road and c. 5 minutes from Belfast.

# DESCRIPTION

With a maximum eaves height of 19ft (6 m) and a portal steel frame construction with double skin insulated cladding, the units are suited for storage / distribution being accessed via a dock leveller and scissor lift, with screed concrete floors, electric roller shutter access to the main store, 3 Phase electricity supply, sprinkler system and CCTV security system.

Neighbouring occupiers within the estate include North Down Group, Keenan Seafood, Delta Print and Packaging and Antrim Contract Carpets.

Separated only by a service corridor the unit can be let as one or in two units.

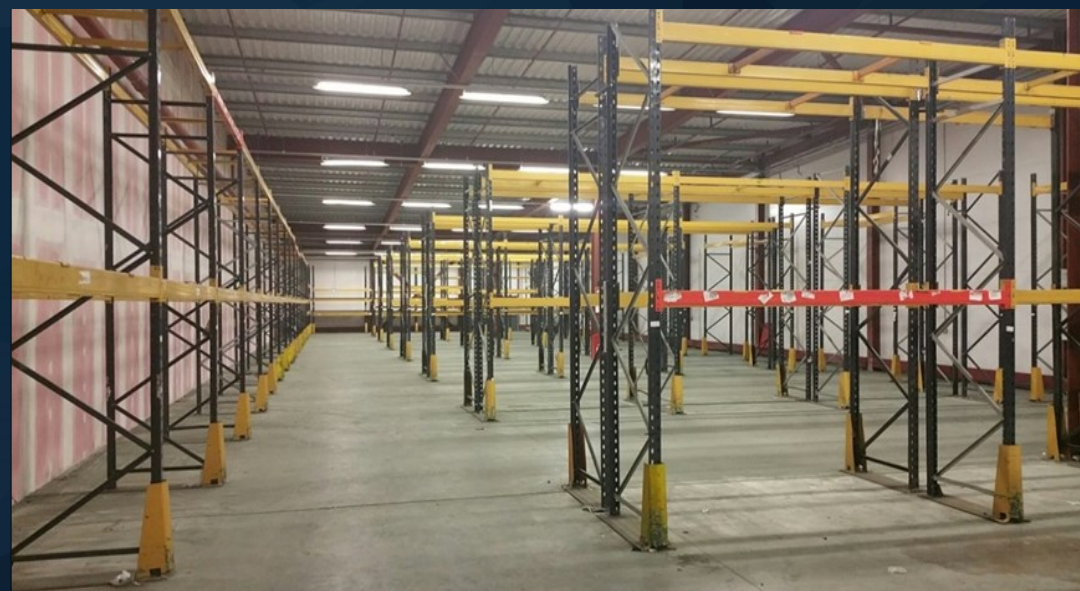
# ACCOMMODATION

Description	Area sq m	Area sq ft
BULK SOTRE (eaves c. 19 ft max.) with WC & Kitchen facilities	LET	LET
BULK STORE 2 (eaves c. 18 ft max.)	C. 190 sq m	C. 2,050 sq ft
COVERED LOADING BAY	C. 146 sq m	C. 1,575 sq ft
CAR PARKING	Communal car parking available on site	

## 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/uk/si/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.

FILE NO: 7439



# LEASE DETAILS

- RENT: £5.00 per sq ft
- TERM: Negotiable subject to periodic upwards only rent reviews
- REPAIRS/INSURANCE: The tenant will be responsible for internal repairs and to reimburse the landlord with a fair proportion of the buildings insurance premium
- SERVICE CHARGE: A service charge will be levied to cover external repairs, maintenance and management of the site
- VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

# RATES

To be assessed.

Please note that all prospective purchasers should make their own enquiries to confirm the NAV / rates payable.

# EPC CERTIFICATE



# CONTACT DETAILS

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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.