

# Adelaide Business Centre, Apollo Road, Belfast, BT12 6HP

## For Sale

Asset Management Opportunity

Commercial complex totalling 45,990 sq ft on a site of 2.51 acres currently producing £104,422 per annum gross rent with 20,206 sq ft vacant



**CBRE**

Lambert  
Smith  
Hampton

## Location

The property is situated on the Apollo Road, just off the Boucher Road c.2.1 miles south west of Belfast City Centre. Boucher Road consists of retail, warehouse, office, tradecounter and car showroom uses. Occupiers in the immediate area include M&S Simply Food, Chain Reaction Cycles, Charles Hurst, Home Bargains, Lakeland, DW Sports Fitness and Harvey Norman.

## Description

The property consists of a commercial complex comprising a two-storey office building fronting onto a car park overlooking Apollo Road, behind which sits two rows of warehouse units. The warehouses initially provided seven units on either side and are separated from one another by a central corridor void which in turn facilitates access to additional office units at the end of each warehouse unit.

The offices are constructed around a steel frame with profiled metal cladding to the external leaf. The warehouse units are constructed of a steel frame with brick and block walls. Each warehouse unit has a full height roller shutter door.

The accommodation is sub divided into 46 no. units (14 warehouse units and 32 office units) totalling 45,990 sq ft (18,925 sq ft warehouse and 27,065 sq ft office). The property is currently c.57% (26,224 sq ft) occupied, c.43% (27,065 sq ft) vacant and in need of some refurbishment. Tenants include We Buy Any Car, Clear Pharmacy, Irish Football Association and Signature Works.

196 no. car parking spaces are marked out at the property and only 19 are dedicated.

The current gross rent is £104,422 per annum. The property offers significant asset management opportunities, if all the office space was let at £10 psf and all warehouse space was let at £4 psf the rent would be c.£328,000 per annum (potential purchasers to satisfy themselves on potential rental rates achievable). Please note the current service charge is £2.15 psf and the current insurance premium is £0.12 psf.

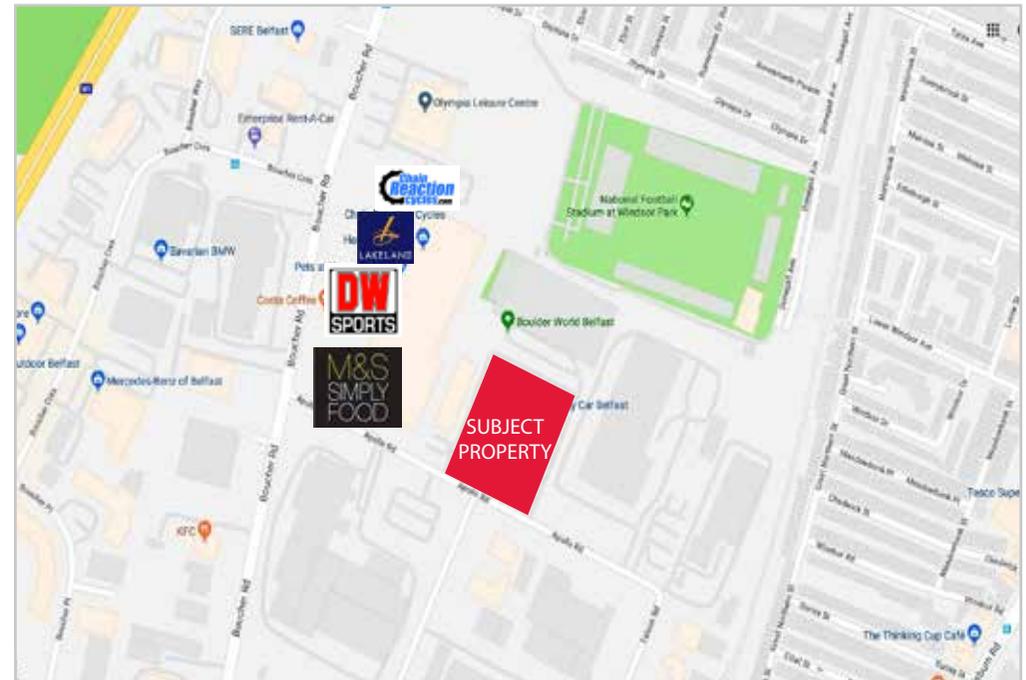
Copy detailed tenancy schedule, service charge schedule and floor plans are available from the selling agent.

Please note all measurements are provided on a gross internal basis although many units have been altered internally by various tenants. Perspective purchasers should satisfy themselves on existing layout and net measurements.

## Planning

The subject property is located within Belfast City Council district and development of the area comes under the remit of the Belfast Metropolitan Area Plan 2015. The property is detailed on BMAP 2015 Map No.4/003 'Belfast City Centre' and is designated 'white land.'

Details of historic planning applications and permissions on the site are available from the agent.

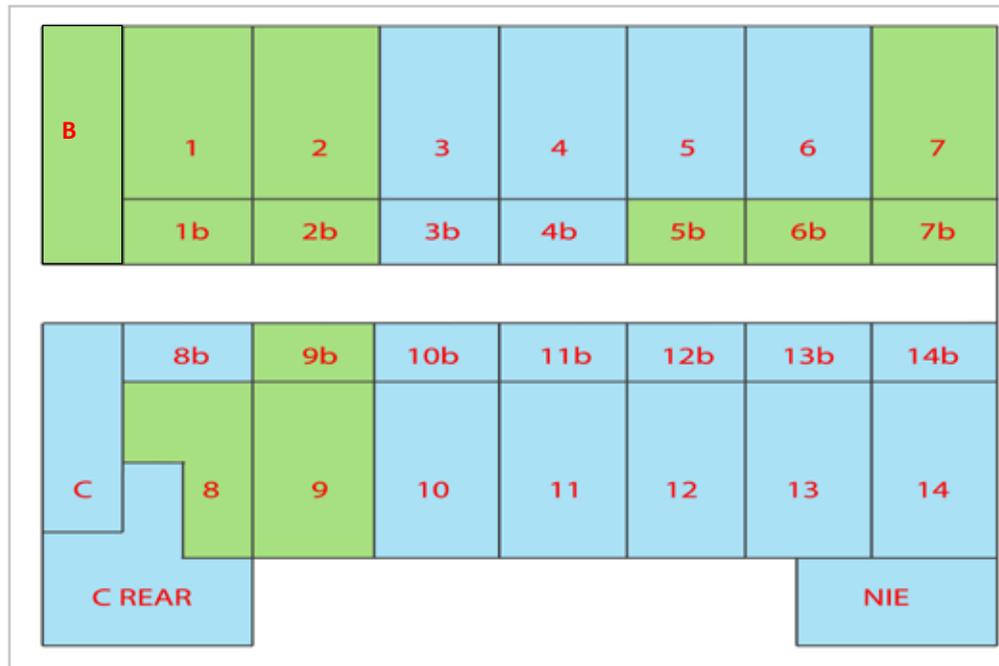


For Indicative Purposes Only





Ground Floor Plan  
For Indicative Purposes Only



First Floor Plan  
For Indicative Purposes Only

**Key**



Occupied (25,784 sq ft)



Vacant (20,206 sq ft)

## Energy Performance Certificate

### Energy Performance Certificate

Northern Ireland

Non-Domestic Building

Adelaide Business Centre  
Apollo Road  
BELFAST  
BT12 6HP

Certificate Reference Number:  
9357-3079-0972-0500-1805

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at [www.finance-ni.gov.uk](http://www.finance-ni.gov.uk).

### Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 162

This is how energy efficient the building is.

Less energy efficient

### Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	5219
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	77.77
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

### Benchmarks

Buildings similar to this one could have rating as follows:

45 If newly built

119 If typical of the existing stock



## Title

The property is held freehold or long leasehold subject to a nominal ground rent.

## Price

We are instructed to seek offers in the region of £1,250,000 (One Million, Two Hundred and Fifty Thousand Pounds Sterling) exclusive.

## Value Added Tax

We have been advised that the subject property is registered for VAT, therefore VAT will be charged in addition to the prices quoted.

## Further Information

For further information, please contact:-

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