

FOR SALE

INDUSTRIAL UNIT (Part Investment Income)

Units 1A & 1B
WESTBANK BUSINESS PARK
Belfast



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KEY BENEFITS

- Two Business Units
- Desirable location close to M2 motorway
- Fully fitted office with warehouse
- 6 Car park spaces
- Rental Income of £5,000 pa from Unit 1B

LOCATION

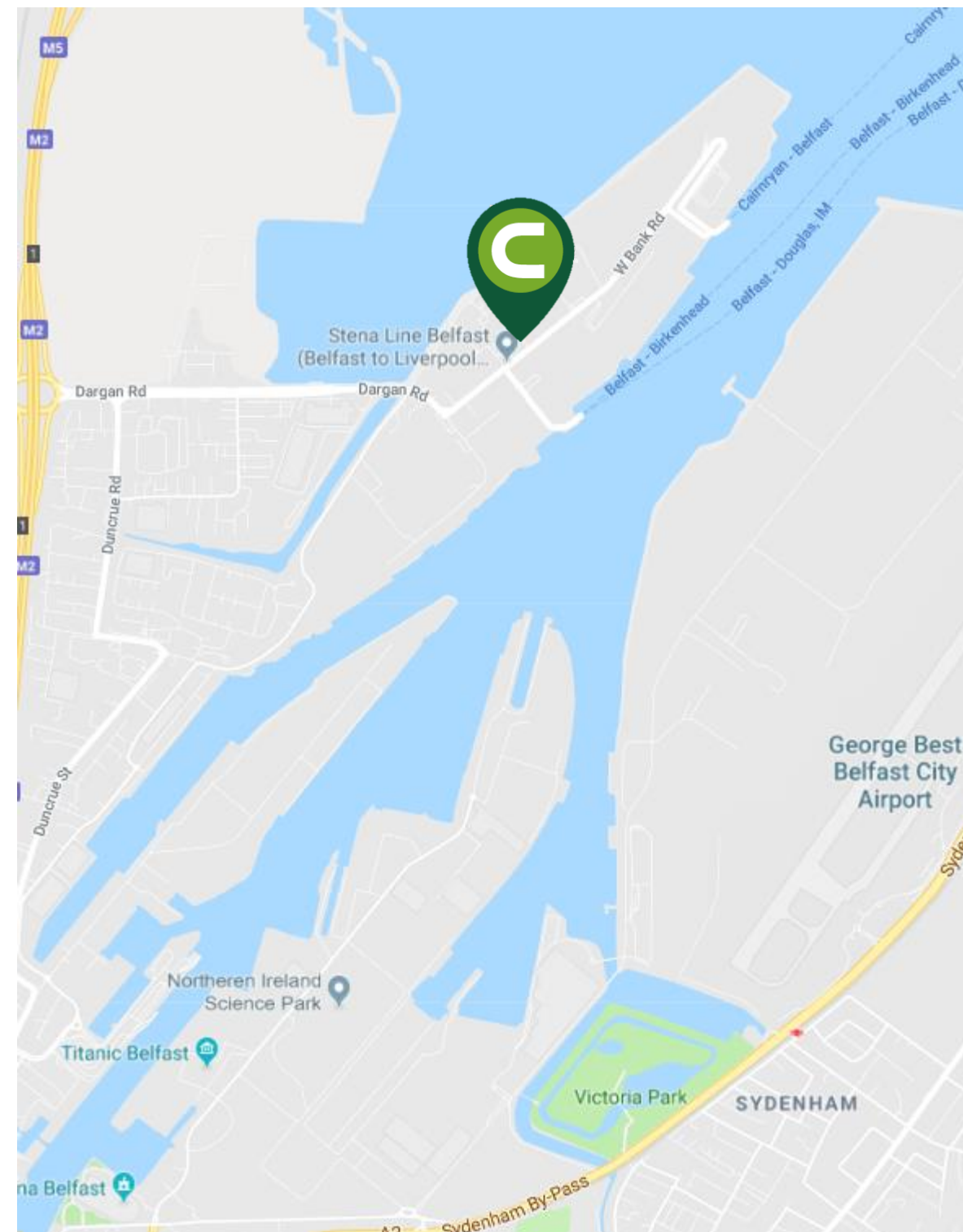
The subject property is situated in Westbank Business Park, Westbank Drive, within close proximity to both Dargan and North Foreshore Industrial Estates. The location provides ease of access to the main transportation links, with direct access to the M1, M2, Belfast City Centre and the George Best City Airport. Nearby occupiers include FOIS Ltd, Desco Stainless, Stena Line and Service Point.

DESCRIPTION

Unit 1A comprises a ground floor warehouse and first floor office accommodation. The warehouse is finished with concrete floors, block walls, plastered ceiling, fluorescent strip lighting and a manual roller shutter door with eaves height of 3m.

The offices are finished to a good standard, to include carpeted floors, perimeter trunking, plastered painted walls, suspended ceilings with recessed fluorescent lighting, heating, cooling system and oil fired central heating.

Unit 1B comprises a warehouse. Finished with concrete floors, block walls, fluorescent strip lighting, a toilet and a manual roller shutter door with eaves height of 3m.



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TENANCY

Unit 1a will be sold with the benefit of vacant possession.

Unit 1B is currently subject to a monthly licence agreement achieving a rent of £5,000 pa.

RATEABLE VALUE

Unit	Rates payable 2018/19
Unit 1 A	£5,803
Unit 1B	£1,672

*The rate in the £ for 2018/2019 is £0.602803

PRICE

We are asking for offers in the region of £125,000, exclusive.

TITLE

The property is held long leasehold subject to a ground rent of £5,200 pa.

Accommodation				
Ground Floor Warehouse – Unit 1A	1,369	Sq ft	127	Sq m
First Floor Office – Unit 1A	1,439	Sq ft	133	Sq m
Warehouse – Unit 1B	1,014	Sq ft	94	Sq m
Total	3,822	Sq ft	354	Sq m

Energy Performance Certificate Northern Ireland
Non-Domestic Building

Unit 1a
West Bank Business Park
5 West Bank Drive
BELFAST
BT3 9LA

Certificate Reference Number:
0620-0237-7609-4006-8006

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.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

Less energy efficient

107 This is how energy efficient the building is.

Technical Information

Main heating fuel: Oil
Building environment: Air Conditioning
Total useful floor area (m²): 335
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m² per year): 57.22
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have rating as follows:
46 If newly built
122 If typical of the existing stock

EPC

The building has been rated as E- 107 under EPC regulations.

A copy of the EPC Certificate is available adjacent and can be made available on request.

VAT

All prices are quoted exclusive of VAT, which may be payable.



CONTACT US

Tomas McLaughlin

Surveyor
t: 028 9043 6912
e: tomas.mclaughlin@cbre.com

Lisa McAteer

Director
t: 028 9043 6753
e: lisa.mcateer@cbre.com

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