



FOR SALE / TO LET - MODERN OFFICE & WAREHOUSE PREMISES
/ RESIDENTIAL DEVELOPMENT OPPORTUNITY

157-173 RODEN STREET BELFAST BT12 5QA



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Summary

- Fantastic opportunity to acquire a modern office and warehouse building of c. 12,083 sq.ft situated on a self-contained site with the benefit of secure perimeter fencing and a gated entrance.
- The property occupies a site area of c. 0.75 acres with very generous car parking facilities.

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Location

Belfast is the capital of Northern Ireland with a population extending to approximately 650,000, the 15th largest city in the United Kingdom. The city is situated approximately 104 miles (167km) north of Dublin and 75 miles south east of Derry/Londonderry.

Belfast benefits from an excellent array of road and transport networks which include the M1 and M2 motorways, four railway stations and two airports providing ease of access to all major UK and European Cities.

Situation

The subject property is situated just off the Donegal Road on Roden Street, conveniently located c. 1 mile from Belfast City Centre and c. 0.4 miles from the A12 Westlink which provides excellent links to the wider Motorway Network, The Belfast Port and The City Airport via the A55 outer ring.

Description

The property benefits from generous on-site car parking, perimeter fencing and an electrically operated entrance gate.

Internally the property has been refurbished to a very high standard, the ground floor provides for a bright and spacious reception area, large open plan office, six private rooms, a warehouse, staff kitchen and toilet facilities.

The first floor comprises of five private offices, a board room, kitchen facilities and ladies and gents WC. There is also a mezzanine floor which is used for storage purposes.

The property is finished to include plastered/painted walls, carpeted flooring, suspended ceilings with recessed fluorescent strip and spot lighting.

Site Areas

The property occupies a site area of approximately 0.75 acres.

Accommodation

The approximate Net Internal Areas are as follows:-

Description	Sq M	Sq Ft
Ground Floor Offices	231.10	2,488
Warehouse	593.58	6,389
First Floor Offices	157.13	1,692
Mezzanine Level	140.65	1,514
Total	1,122.46	12,083

Rent

£47,500 per annum.

Price

Inviting offers in the region of £425,000.

Rates

NAV: £35,800

Rate in £ (2017/2018): 0.592681

Rates Payable: £21,218 per annum

*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

VAT

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

EPC

D79.

Viewing

Strictly by appointment with the Sole Letting Agents:

Frazer Kidd

T: 028 9023 3111

E: mail@frazerkidd.co.uk

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