



Instinctive
Excellence
in Property.

To Let / For Sale

Warehouse/Industrial/Distribution Accommodation

Unit 1
5 Edgewater Road
Belfast
BT3 9JQ

WAREHOUSE



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WAREHOUSE

Location

Belfast is the capital of Northern Ireland with a population of c. 281,000 people, which represents 16% of Northern Ireland's total population of 1.8 million.

The city benefits from excellent transport links including two airports and motorway networks.

Surrounding tenants include DHL, Intertoll, Siemens and Alliance Healthcare.

Description

The subject property is of steel portal frame construction with external profile metal cladding and pitched roof. The warehouse benefits from roller shutter access and a large shared concrete marshalling area, internally the unit provides office accommodation, WC's, with an eaves height of c. 6.5 metres (21 ft).

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice.

UNIT 1 : 15,170 sq ft

Area being approximate.

Sale Details

Inviting offers of £600,000 exc. Ground rent will be payable upon purchase by the new owner. Currently passing at approximately £15,397.41 & VAT p.a.

Lease Details

Term : Negotiable.

Annual Rent : £4.00 sq ft exc.

Repairs : Effective FRI lease terms.

Insurance : The tenant is responsible to reimburse the landlord with a fair proportion of the insurance premium.

Ground Rent : The landlord will include the ground rent within the annual rent.

Rates

We have been advised by the Land and Property Services of the following for the property: -

Net Annual Value - £51,000

The Current Rate in the £ for 2018/2019 in Belfast is - £0.602803

Estimated Rates Payable - £30,743

VAT

We have been advised that this property is currently elected for VAT.

EPC

Energy Performance Certificate	Northern Ireland
Non-Domestic Building	
5 Edgewater Road BELFAST BT3 9JQ	Certificate Reference Number: 0404-3088-0619-0200-8305

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 Department's website www.epc.dfpni.gov.uk.

Energy Performance Asset Rating

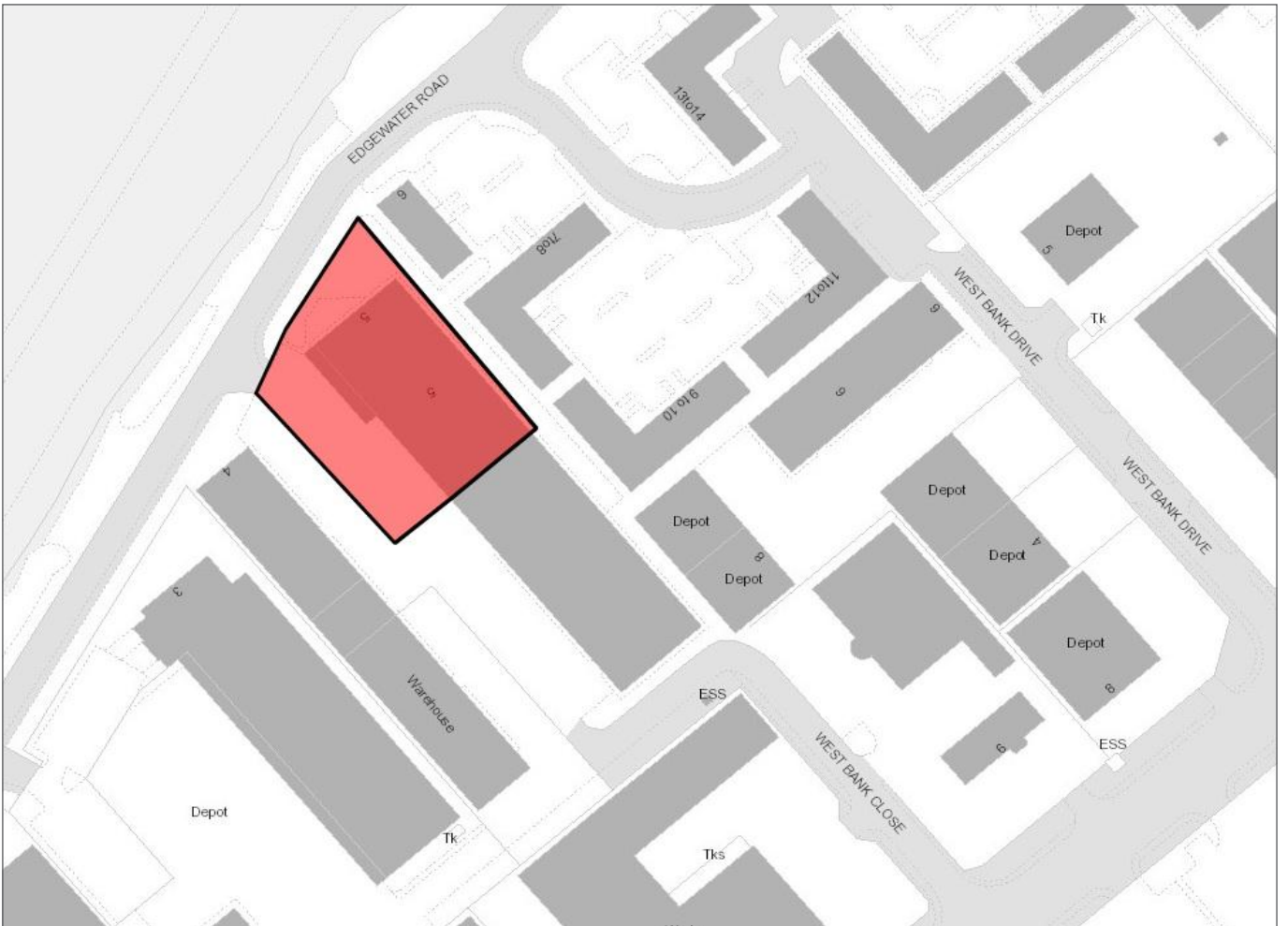


Technical information	Benchmarks
Main heating fuel: Natural Gas	Buildings similar to this one could have ratings as follows:
Building environment: Heating and Natural Ventilation	42 If newly built
Total useful floor area (m ²): 1670	82 If typical of the existing stock
Building complexity (NOS level): 3	

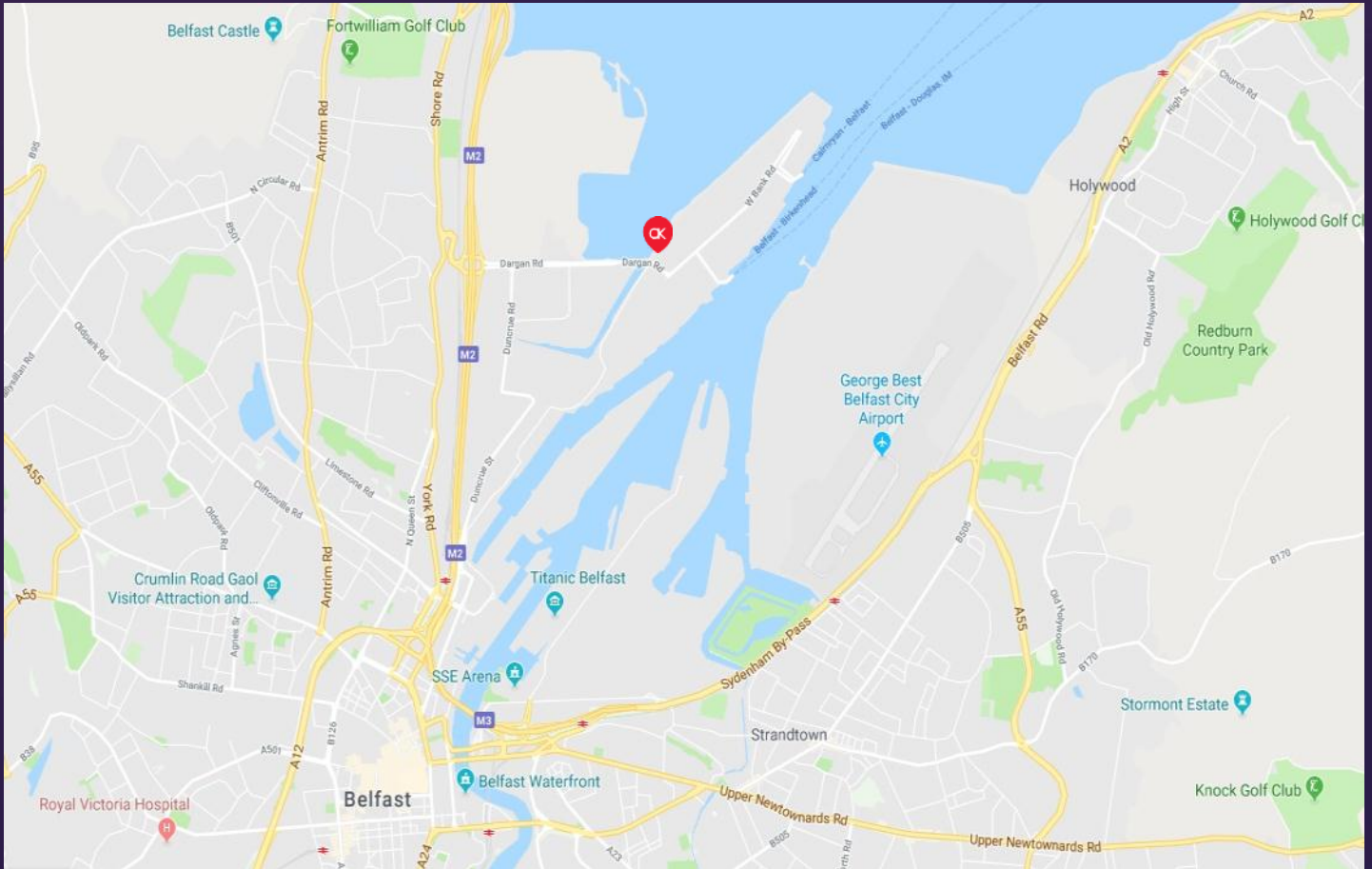
AERIAL PHOTO



SPATIAL



Location Maps



FOR INDICATIVE PURPOSES ONLY

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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/ukxi/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. 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.

MISREPRESENTATION ACT 1967

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