

RODGERS & BROWNE

8 Graham Industrial Park
Dargan Crescent, Belfast, BT3 9PL

Price £89,950



THE AGENTS PERSPECTIVE...

A well presented and finished mid unit which has been used for a successful printing company over recent years.

Situated in a self contained Business Pack off Dargan Crescent and the M2 at Fortwilliam.

A unit which has a range of potential uses.

76 High Street, Holywood, BT18 9AE

T 028 9042 1414

THE FACTS YOU NEED TO KNOW...

A Superb Finished Office And Workshop Unit Extending To C. 3,541 Sq Ft

Modern Reception Area

Five Individual Offices Plus Boardroom

Large Workshop Area

Double Doors Leading To Front For Loading And Unloading

Ladies And Gents Toilets On Both Floors

Extensive Kitchen And Dining

Private Parking To The Front

Access To Main Arterial Routes Linking Northern Ireland And The South

Ideal For A Number Of Purposes Subject To Individual Requirements

Extensive Storage Areas

Finishes In The Unit Typically Include: Carpeted Floors, Plastered And Painted Walls, Suspended Ceiling And Recessed Fluorescent Strip Lighting



The Property Comprises...

GROUND FLOOR

Glazed door and side lights to Waiting Area. Door leading to...

WAITING ROOM Laminate flooring.

RECEPTION OFFICE 18' 6" x 9' 7" (5.64m x 2.92m)

INNER HALLWAY

ACCOUNTS OFFICE 9' 7" x 8' 5" (2.92m x 2.57m)

OFFICE (2) 20' 0" x 11' 2" (6.1m x 3.4m)

WORKSHOP AREA 38' 11" x 18' 0" (11.86m x 5.49m) At widest points.

LOADING & UNLOADING AREA 19' 10" x 10' 10" (6.05m x 3.3m) Service door opening to front.

WORKSHOP AREA (2) 11' 0" x 8' 9" (3.35m x 2.67m)

STORE 11' 0" x 10' 11" (3.35m x 3.33m)

UNDERSTAIR STORAGE 10' 0" x 7' 0" (3.05m x 2.13m) At widest points.

GENTS TOILETS Two separate low flush cubicles, wash hand basin.

LADIES TOILETS Separate low flush wc with access to washing area with inset wash hand basin.

First Floor

OFFICE TWO 20' 0" x 14' 7" (6.1m x 4.44m)

BOARDROOM 18' 3" x 13' 10" (5.56m x 4.22m)
Windows to the front.

LADIES & GENTS TOILETS Gents separate cubicle with low flush wc, plus urinal and pedestal wash hand basin. Ladies with separate cubicle, low flush wc, inset wash hand basin.

OFFICE (3) 14' 6" x 10' 3" (4.42m x 3.12m)
Window to the front.

OFFICE (4) 23' 9" x 12' 3" (7.24m x 3.73m)

STORE ROOM 11' 0" x 6' 8" (3.35m x 2.03m)

OFFICE (5) 11' 6" x 10' 11" (3.51m x 3.33m)

KITCHEN 19' 8" x 11' 0" (5.99m x 3.35m)
Units and sink.

(Please note all prices quoted are exclusive and therefore may be subject to Vat.)

LOCATION

Travelling from Belfast along the M1 west link which will merge into the M2 motorway travel for 1.2 miles and take your turn off to the docks, at the roundabout take your 3rd exit onto Dargan Road and then first right onto Duncrue Road. Dargan Crescent is then your first left, continue for 500 yards and the entrance to Graham Industrial Park is on your right.

Additional Information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site rodgersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)



FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

TENURE

Leasehold - Long Leasehold title for a term of 124 years from 12th February 1987

RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2018/2019 are as follows:

- Maintenance Charge - £690.00 per annum
- Ground Rent - £1,684 per annum
- Rates - £9,165.00 per annum
- Total Nav: £17,500

VIEWING

By appointment with **RODGERS & BROWNE**.



Sales
Lettings
Property Management

RODGERS & BROWNE

76 High Street,
Holywood, BT18 9AE
T (028) 9042 1414
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info@rodgersandbrowne.co.uk

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FLOORPLAN

Unit 8, Graham Industrial Estate, Belfast
Approx. C. 3,541 Sq.Ft



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.