

# FOR SALE

Excellent Industrial Unit c. 4,479 sq.ft. (416.2 sq.m.)

Unit 6, 18 West Bank Road, Belfast BT3 9JL



## LOCATION

The subject property is located on **West Bank Road** just off **Dargan Road** within the **North Foreshore**. It is a short distance from the **M2** motorway via the **Fortwilliam roundabout** giving provincewide access. Neighbouring occupiers include **IFS Gym**, **Marston Events** and **Hutton (M&E) Services**.

## DESCRIPTION

The unit was constructed approximately 30 years ago and is of modern steel portal frame construction with traditional block built ground level walls and an electric roller shutter door. It comprises ground floor offices with gas heating, kitchen and WC facilities. The warehouse has 7.4m eaves height plus mezzanine offices and storage. The unit is situated in a boundary fenced site and benefits from an external yard/marshalling area with security lighting and car parking.

## ACCOMMODATION

Ground Floor		c.3,057 sq.ft.	(284 sq.m.)
Mezzanine	Offices	c.749 sq.ft.	(69.6 sq.m.)
	Storage	c.673 sq.ft.	(62.6 sq.m.)
<b>Total Accommodation</b>		<b>c.4,479 sq.ft.</b>	<b>(416.2 sq.m.)</b>

**Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: [gareth@trcommercial.co.uk](mailto:gareth@trcommercial.co.uk)**

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### SALE DETAILS

#### PRICE

**Offers over £155,000 excl.**

#### Title/Ground Rent

We understand the property is held under long leasehold with approx 110 years remaining and subject to an annual ground rent of c.£1,571.44 per annum plus VAT

#### VAT

All prices quoted are exclusive of VAT, which may be chargeable

#### Service Charge

A service charge of c.30p per sq ft is levied to cover landlords costs of upkeep/maintenance and management of the estate.

#### RATES

NAV £15,050  
Rates payable 2024/25 £9,020

#### EPC

**D-84**

#### VIEWING

By appointment with Sole Agent 028 9131 3830



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