



**Instinctive
Excellence
in Property.**

To Let

**Industrial Unit
c. 2,410 sq ft (224 sq m)**

11 Duncrue Crescent
Belfast
BT3 9BW

INDUSTRIAL

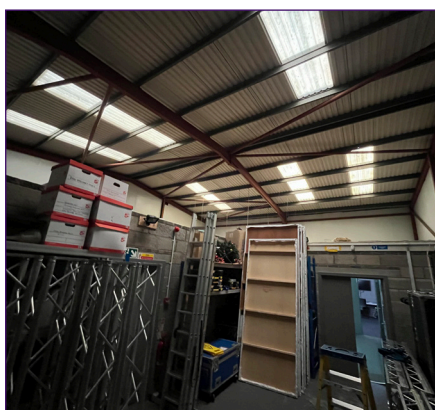
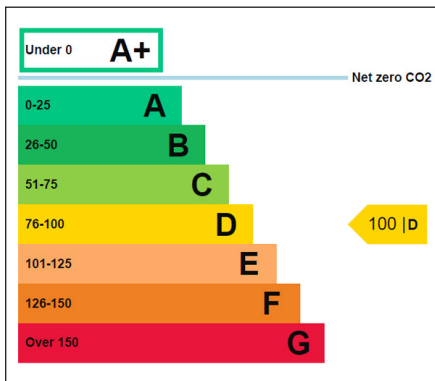


INDUSTRIAL

Location Map



EPC



Location

The property is located on Duncrue Crescent within Duncrue Industrial Estate which is one of Belfast’s prime industrial locations. The location benefits from excellent road links with convenient access to the M2 motorway, Belfast Harbour and Belfast City Airport. Neighbouring occupiers include Howdens, YESSS Electrical, BM Electrical and SDC Trailers.

Description

A modern stand alone warehouse of steel portal frame construction with profile metal cladding. The unit benefits from a large communal service area, 5.2m height roller shutter access door with c.7.1m max eaves height.

The unit is currently configured to include, reception area, offices, kitchenette and w/c’s adjoining the main workshop and storage areas.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Unit 11	2,410	224

Lease Details

- Rent:** £14,500 per annum
- Term:** 5 years
- Repairs:** Full repairing and insuring terms
- Service Charge:** To be confirmed

Rates

We have been advised by the Land and Property Services of the following rating information:

- Net Annual Value:** £9,750
- Rate in the £ for 2022/2023:** £0.551045

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

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CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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