

FOR SALE

**Lambert
Smith
Hampton**



254 - 256 Kingsway, Dunmurry, BT17 9AF

**Extensive Industrial Premises of
approximately 114,862 sq. ft. on a site of
4.70 acres**

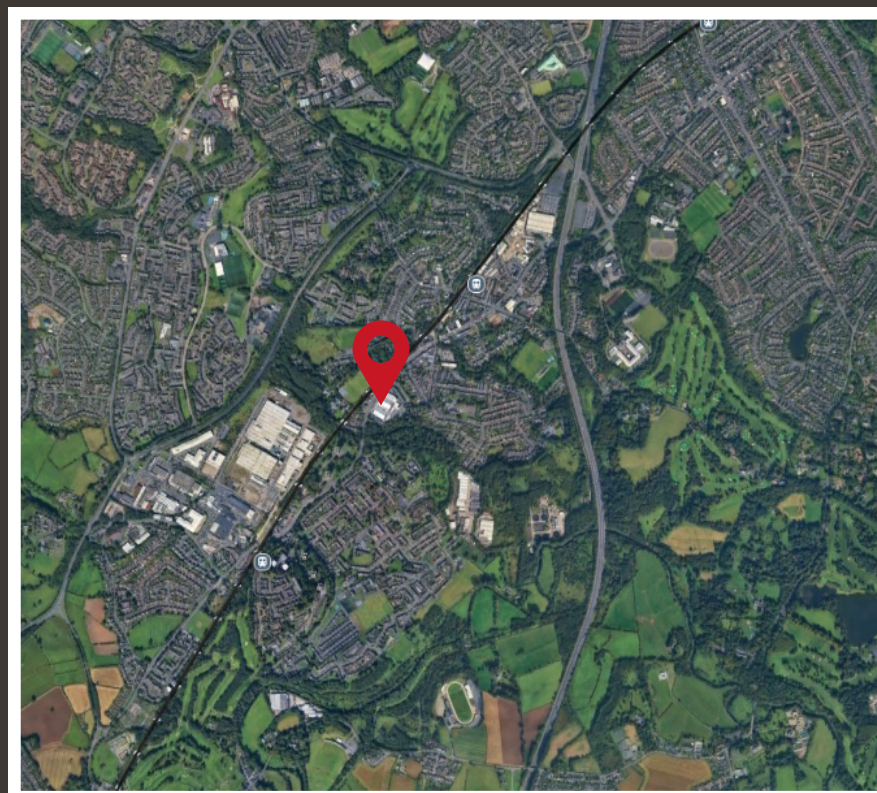
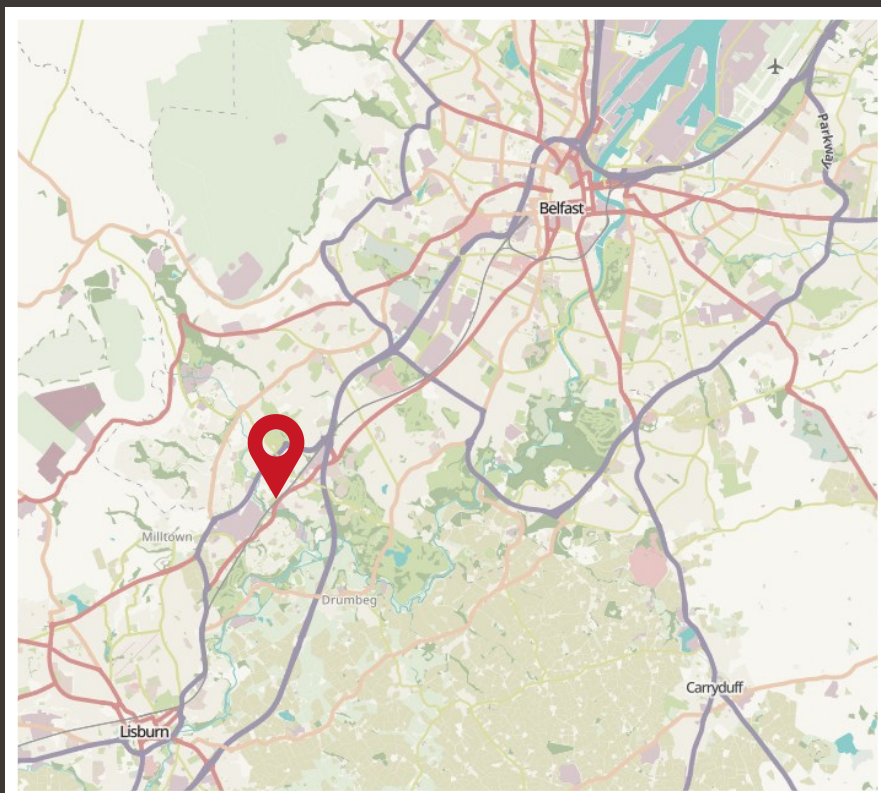


LOCATION

254-256 Kingsway enjoys a highly accessible position in the heart of Dunmurry, one of Greater Belfast's most established and sought-after suburban locations. The property combines the convenience of excellent transport connections with a wide range of local amenities, schools, retail facilities and recreational opportunities, making it an ideal location for both its existing industrial use or for redevelopment purposes to an alternative use.

Dunmurry Village is within walking distance, providing an array of everyday amenities, while Belfast City Centre and Lisburn City Centre are both easily reached by road, rail and public transport. The property also benefits from a pleasant setting adjacent to Derriaghy Linear Park, offering a valuable green backdrop and enhanced privacy. The surrounding area is predominantly residential, with a mix of private and social housing. Overall, the location offers a desirable suburban setting with strong transport links, comprehensive amenities, and proximity to green space, making it suitable for a variety of uses including both commercial and residential, subject to planning.

- Dunmurry Village – 0.2 miles
- Dunmurry Train Station – 0.5 miles
- Derriaghy Train Station - 0.6 miles
- M1 Motorway – 1.0 mile
- Musgrave Park Hospital – 1.8 miles
- Lisburn City Centre – 3.5 miles
- Belfast City Centre – 6.0 miles
- Westlink / M2 Motorway - 6.3 miles
- Belfast City Airport - 9.4 miles
- Belfast Port – 9.5 miles





DESCRIPTION

The property comprises a substantial industrial and manufacturing facility extending to a gross internal area of approximately 10,671 sq. m. (114,862 sq. ft.), situated on a prominent 4.70-acre site. Occupied by Survitec Group since the 1980s, the facility has operated as the company's principal manufacturing base for several decades. The property comprises six interconnected manufacturing and warehouse bays together with a substantial two-storey office building, which was significantly extended in 2002 and provides well-presented accommodation to the front of the site. Ancillary workshops, stores and support buildings are located to the rear. Floor plans of the property are available within the Data Room.

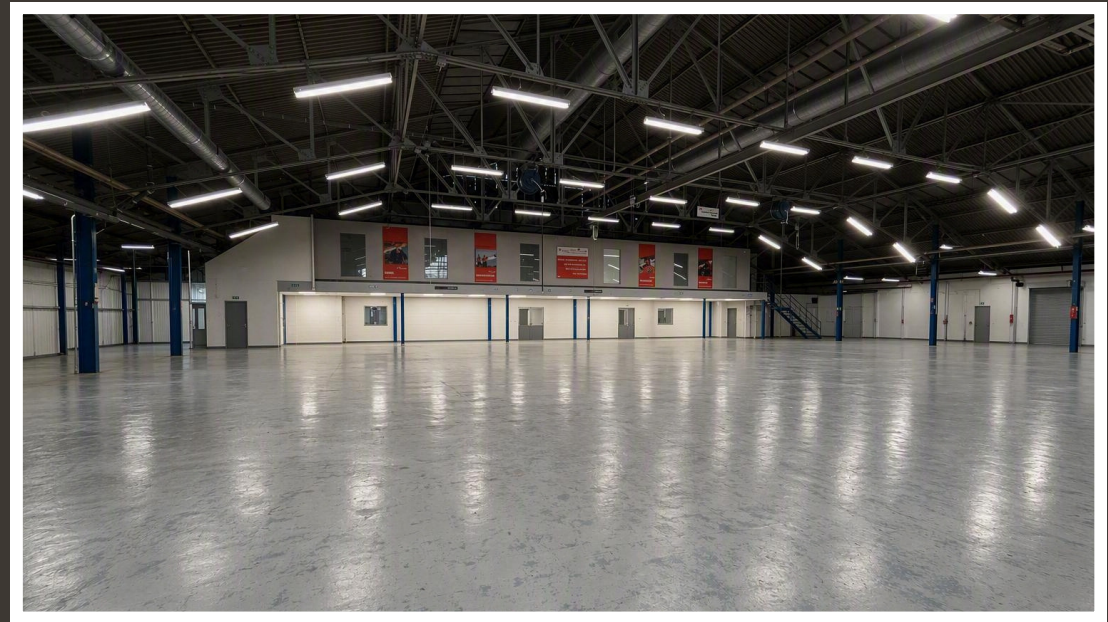
The office accommodation comprises carpeted floor coverings, plastered and painted walls, suspended ceilings incorporating LED and fluorescent lighting and perimeter power and data cabling. The warehouse accommodation, made up of six individual bays, comprises the following specification:-

- Solid concrete floors;
- Suspended strip lighting (Bay 1 upgraded to LED lighting);
- Sprinkler system throughout;
- Loading by six roller shutter doors positioned along the eastern elevation;
- Three phase power supply with a maximum capacity of 400 kVA;
- Eaves heights ranging from 3.57 - 5.43 metres;
- Clearance heights up to 6 metres.

SCHEDULE OF ACCOMMODATION

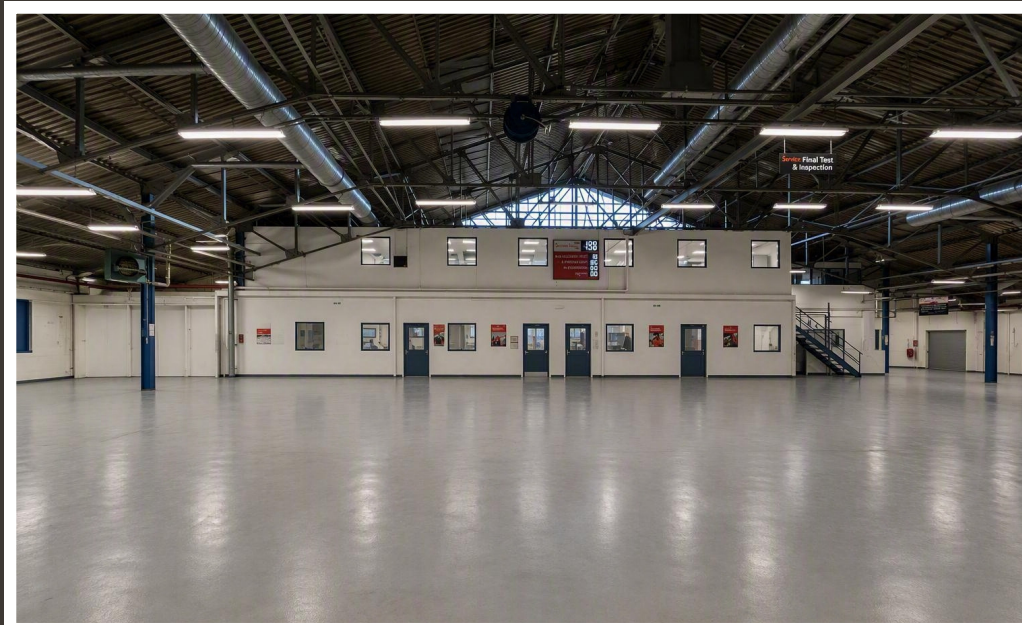
Description	Sq. M.	Sq. Ft.	Eaves Height (M)
Ground Floor Offices	797	8,579	-
First Floor Offices	459	4,941	-
Bay 1	1,126	12,120	5.43
Bay 2	1,982	21,334	3.57
Bay 3	2,077	22,357	3.50
Bay 4	1,295	13,939	5.46
Bay 5	650	6,997	4.65
Bay 6	349	3,757	3.57
Remaining Stores / Workshops	1,936	20,839	-
Total Gross Internal Area	10,671	114,862	

All floor areas stated are approximate. Prospective purchasers must satisfy themselves with regards to the accuracy of same.



SITE

The site benefits from 185 metres of frontage onto Kingsway and a maximum site depth of approximately 170 metres. Access is provided via electrically operated sliding security gates located at the northern corner of the site. Extensive surface parking is available to the front and rear of the buildings, as well as along the eastern boundary. There is generous HGV circulation and servicing areas situated at the rear of the site.





We understand that the land has no specific zoning objective under the draft Belfast Metropolitan Area Plan 2015 (dBMAP). Land with no specific zoning objective is referred to as “white land.” As the land is identified as “white land”, it could potentially be redeveloped for alternative uses, subject to the necessary planning consents. We have identified two planning applications on the site as follows:-

- S/2002/0429/F: Construction of a new entrance and extension to existing office accommodation; &
- S/2013/0524/F: Extension to existing factory to create new storage facility.

A Pre-Development Enquiry (PDE) has been submitted to NI Water for the development of up to 50 residential units at the site. A copy of this PDE is available within the Data Room.

REDEVELOPMENT POTENTIAL

Survitec Group are currently relocating to a new facility and, accordingly, the property will be available with vacant possession. Whilst the property has historically been utilised for manufacturing and warehousing purposes, its strategic location within Dunmurry and the predominantly residential nature of the surrounding area present a range of potential redevelopment and alternative use opportunities, subject to the receipt of all necessary statutory consents.

Potential future uses may include:

- Retail development;
- Drive-thru restaurant and coffee shop operators;
- Food and beverage uses;
- Healthcare facilities;
- Leisure uses;
- Residential development;
- Mixed-use schemes incorporating a combination of the above.

The site's significant frontage, scale and accessibility combine to create a compelling opportunity for both owner occupiers and developers seeking to unlock future value, subject to planning permission

Whilst the property is offered with vacant possession, the current occupier may request a short-term post-completion licence agreement to facilitate operational relocation. The duration and terms of any such licence would be subject to negotiation and agreement with the successful purchaser.







254 - 256 Kingsway, Dunmurry, BT17 9AF

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For Further Information

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RATEABLE VALUE

The total Net Annual Value (NAV) of the subject property as determined by Land & Property Services is £256,600 per annum. The total non-domestic rate in the pound for Belfast for the year 2026-27 is 0.650288. We therefore calculate the total rates payable to be £166,864 per annum.

TITLE

We understand that the property is held under Freehold title.

DATA ROOM ACCESS

A comprehensive Data Room containing detailed property and title documentation is available to interested parties upon request through the agent.

OCCUPIER STATUS

The property is offered with vacant possession. The current occupier may request a short-term post-completion licence agreement to facilitate operational relocation. The duration and terms of any such licence would be subject to negotiation and agreement with the successful purchaser.

VALUE ADDED TAX

We are advised that the property has not been elected for VAT (Option to Tax). Prospective purchasers should undertake their own due diligence regarding the VAT position

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate (EPC) Rating of D83.

ANTI MONEY LAUNDERING

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser/ tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

ASKING PRICE

We are seeking offers in the region of **£4,650,000 (Four Million Six Hundred and Fifty Thousand Pounds)** for the subject property.

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