



**OK
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TO LET

Skegoneill Street, Belfast, BT15 3QF

Warehouse Extending to c. 7,147 sq ft with a Secure Self-Contained 0.5 Acre Yard

LOCATION

The Shore Road is a popular arterial route linking Belfast to Newtownabbey and Carrickfergus

The subject property is located 1 mile / 3-minute drive from the M2 via the Fortwilliam Roundabout, providing good access to Belfast City Centre and the wider province.

DESCRIPTION

The subject comprises two recently refurbished industrial units within a secure fenced and gated estate. Both units benefit from marshalling areas and generous carparking.

Unit 1 comprises a large rectangular warehouse of blockwork construction with a metal clad exterior and a pitched metal roof with Perspex panels. The building has roller shutter door access and a separate private entryway.

Unit 2 comprises warehouse and storage accommodation in an irregular shaped building of blockwork construction with a metal clad exterior and a pitched roof with Perspex panels. The unit benefits from four electric roller shutter doors. The unit also benefits from a private side yard extending to 2,000 sq ft and is accessed via roller shutter door.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
UNIT 1		
TOTAL UNIT 1	c. 354 sq m	3,815 sq ft
UNIT 2		
TOTAL UNIT 2	c. 310 sq m	3,331 sq ft
TOTAL ACCOMMODATION	c. 664 sq m	7,147 sq ft

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/uksl/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

REF: 9136





Unit 1



Unit 2



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LEASE DETAILS

RENT:	Price on Application
TERM:	Negotiable
REPAIRS / INSURANCE:	Effective full repairing and insuring lease by way of contribution to service charge - to be confirmed.
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.

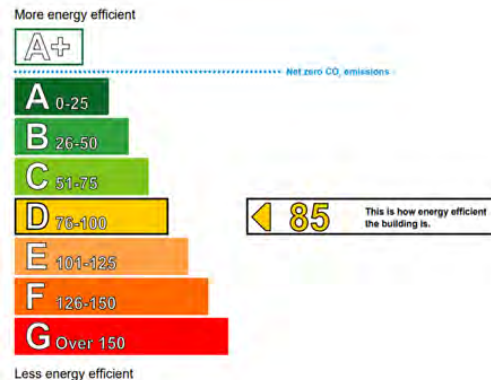
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV

(RATES PAYABLE)

NAV: To be confirmed

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.