

An aerial photograph of an industrial site. A large, long building with a white corrugated metal roof is on the left. To its right is a smaller brick building with a grey roof. A yellow line outlines a fenced-in area containing a paved lot with a car and some equipment. The surrounding area includes other industrial buildings, parking lots with several white vans, and residential houses on the right. The 'OK T' logo is in the top right corner.

**OK
T**

TO LET

Grove Street East, Belfast, BT5 5GH

Workshop / Storage Accommodation Extending to c. 5,500 sq ft on a Secure 0.5 acre Site.

LOCATION / DESCRIPTION

The subject accommodation is situated just off the Castlereagh Road and Beersbridge Road, in a highly accessible East Belfast location.

The property is located c. 2 miles from Belfast City Airport and benefits from a range of local amenities, services, and public transport routes nearby.

The subject comprises workshop / storage accommodation situated on a secure self-contained site. The building is laid out to provide two large open plan workshops / stores, two further stores which would be suitable for offices, two WCs and a kitchen. In addition, there is a covered lean-to at the rear providing sheltered access off Fashoda Street. The building is fitted to include screed concrete flooring, overhead lighting, and electric roller shutter door access.

Externally the concrete yard is securely fenced with gated access via Fashoda Street and the Grove Street complex itself.



ACCOMMODATION

Description	Area sq m	Area sq ft
Workshop	c. 511 sq m	5,500 sq ft

LEASE DETAILS

- RENT: £27,500 per annum
TERM: Negotiable
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.
NAV: To be assessed

Please note that all perspective tenants / purchasers should make their own enquiries to confirm the NAV / rates payable.

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/uksi/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.

FILE REF 7449

FURTHER INFORMATION

For further information / viewing arrangements please contact:

JAMES CHRISTIE

james.christie@okt.co.uk

IAIN MCCABE

iain.mccabe@okt.co.uk

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they are 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.

