

WHELAN



TO LET

WAREHOUSE UNITS 1, 2 & 4B
Available from 3,356 sq.ft
47-59 Duncrue Crescent, Belfast

- Superb warehouse units located within the well established and popular North Foreshore area, one of the most desirable industrial locations in Greater Belfast
- Convenient to Belfast Docks and the province's motorway network
- Units adaptable to suit a variety of uses including light manufacturing, distribution and storage

ARTHUR HOUSE
41 ARTHUR ST
BELFAST
BT1 4GB
T: 02890 447144
W: whelan.co.uk

An alliance member of
 BNP PARIBAS
REAL ESTATE

DESCRIPTION

Each unit is constructed around a steel portal frame, with a combination of concrete block and double skin insulated profile metal cladding, incorporating perspex panels.

The units benefit from electrically operated roller shutter access (5.6m wide by 4.4m high) and a maximum eaves height of approximately 8.9m (29 ft).

SCHEDULE OF ACCOMMODATION

Unit 1	5,519 sq.ft	512.7 sq.m
Plus Mezzanine Level	1,398 sq.ft	130.0 sq.m
Unit 2	2,776 sq.ft	257.9 sq.m
Plus Mezzanine Level	580 sq.ft	53.9 sq.m
Unit 4B	3,818 sq.ft	354.7 sq.m

LEASE DETAILS

Rent: Negotiable

Term: Negotiable

Repairs/Insurance: The tenant will be responsible for internal repairs and to reimburse the landlord with a fair proportion of the insurance premium

Service Charge: A service charge will be levied to cover repairs, maintenance, landscaping and management of the site.

RATES

The NAV of the accommodation is as follows:

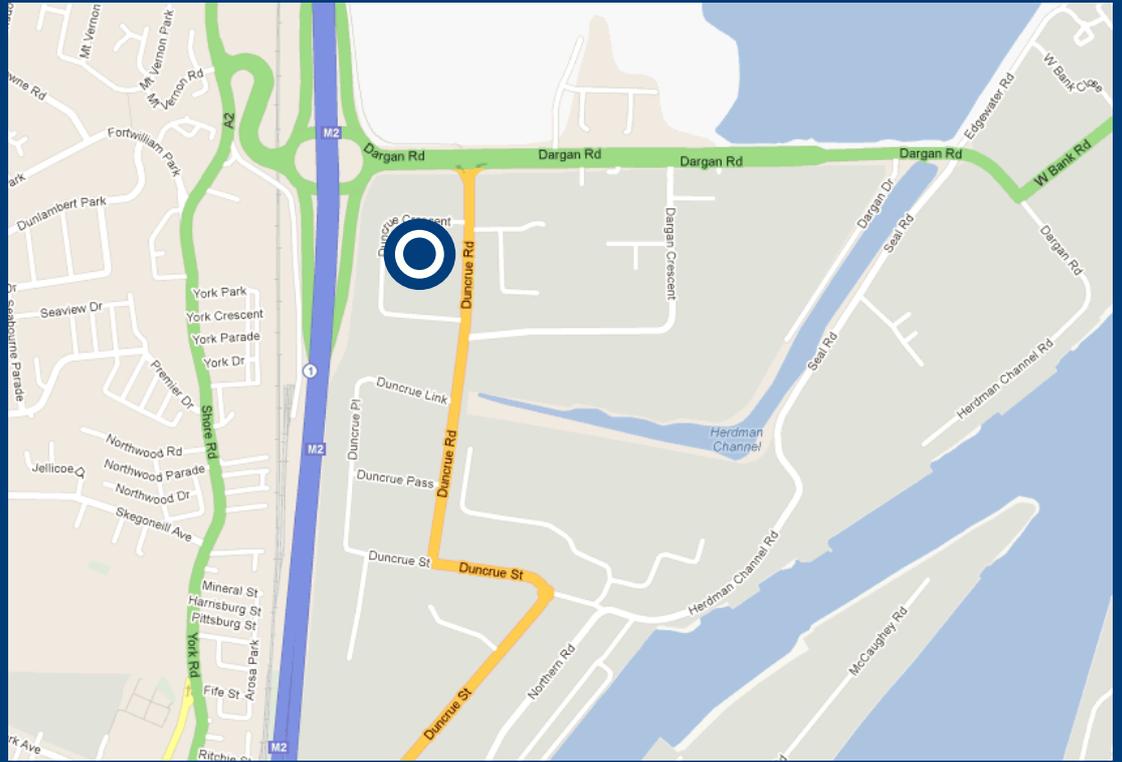
Unit 1:	£24,000
Unit 2:	£10,700
Unit 4B:	£14,000

The commercial rate in the pound for Belfast in 2012/13 is £0.597136.

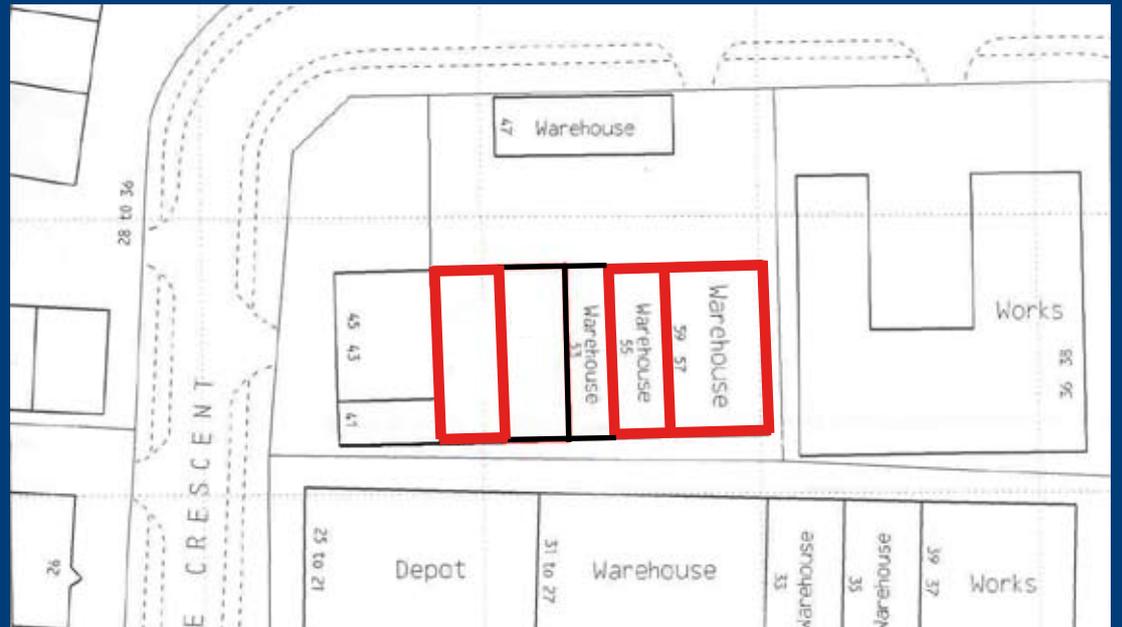
VAT

All prices, charges and rentals are quoted exclusive of VAT, which may be applicable.

LOCATION MAP



ACE MAP



VIEWING

By appointment through joint agents:-

Whelan Commercial
028 90447144
email@whelan.co.uk
whelan.co.uk

CBRE
028 9043 8555

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