



**OK
T**

TO LET (Following Repair)

42-44 Duncrue Street, Belfast, BT3 9AR

Warehouse Accommodation Extending to c. 32,250 sq ft (2,996 sq m) on a Site of c. 1.7 Acres

LOCATION

Belfast is Northern Ireland's capital city and largest urban settlement, having a population of c. 670,000 within its Metropolitan area. The city is located approximately 103 miles north of Dublin and 75 miles southeast of Londonderry.

The subject is located on Duncrue Street, set within the Northern Foreshore area in one of Belfast's most sought after industrial locations.

The property benefits from excellent road links and easy access to the M2 which links the rest of the province. The property is within close proximity of Port of Belfast and the major container terminals.

DESCRIPTION

The subject property comprises a large timber yard that extends to c. 1.7 acres and consists of a number of buildings.

The main warehouse store at the front sits directly on Duncrue Street and is accessed via 4.6m high roller shutter.

The property would be well suited for a wide variety of uses subject to planning.

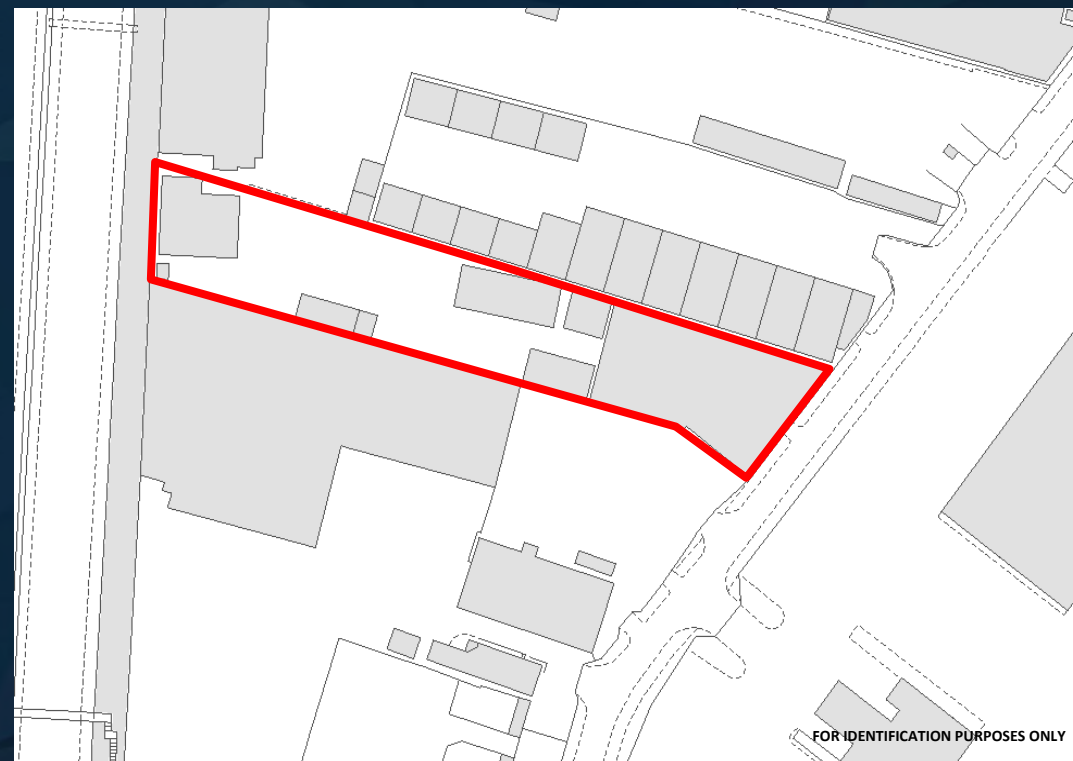
ACCOMMODATION

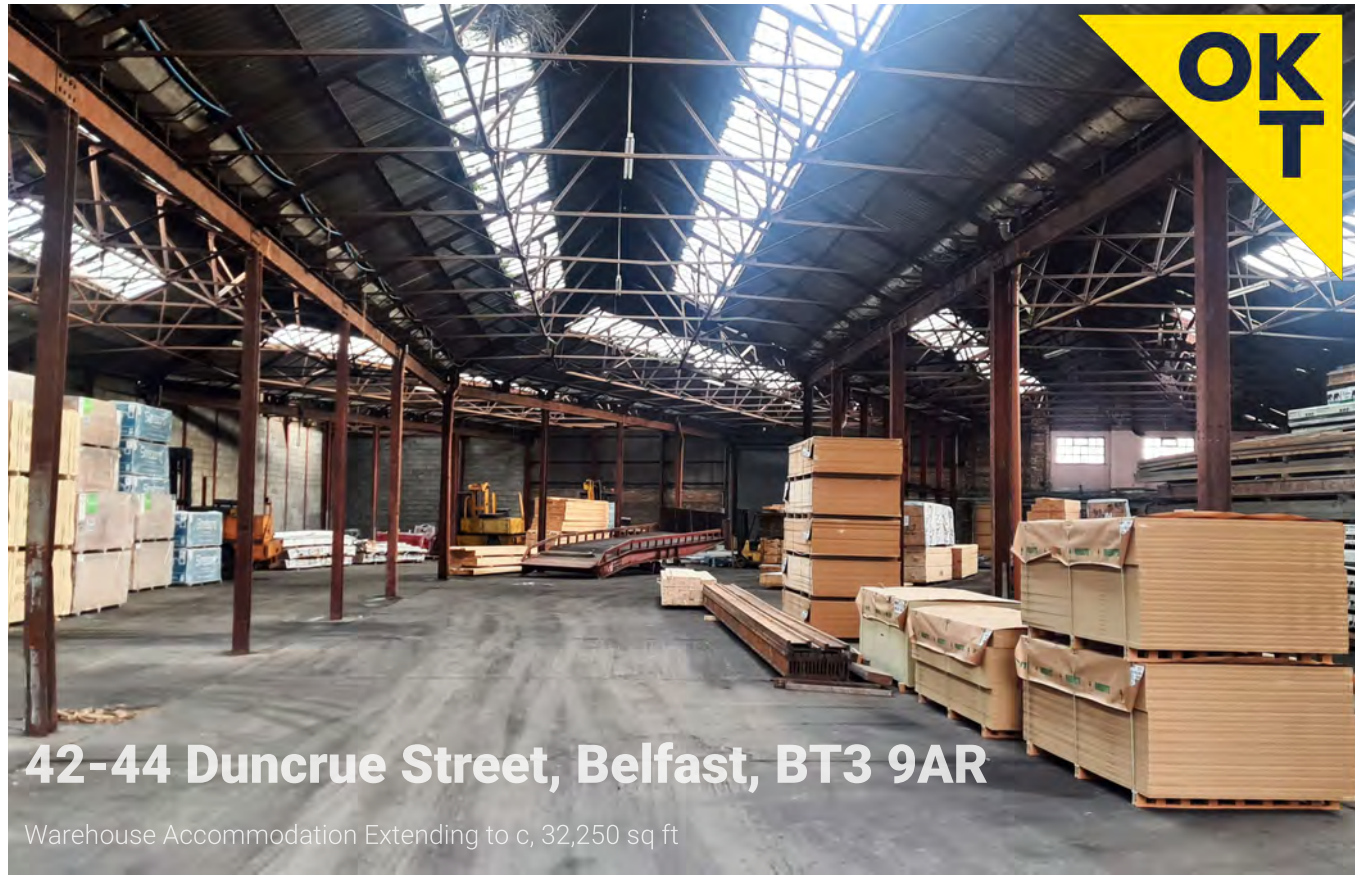
DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Main Warehouse	c. 1,783	19,192
Back Warehouse	c. 536	5,770
Workshop 1	c. 384	4,133
Workshop 2	c. 394	4,241
Wooden Warehouse	c. 207	2,228
Drying Shed	c. 150	1,615
TOTAL ACCOMMODATION	c. 3,454	37,179

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/uk/si/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: 9504





42-44 Duncrue Street, Belfast, BT3 9AR

Warehouse Accommodation Extending to c, 32,250 sq ft



DEVINISH
NUTRITION

CEMCOR

SUBJECT
PROPERTY

TRANSLINK

FORTY 8

BELFAST SELF
STORAGE

MCKENZIES

AGGREGATE
INDUSTRIES

CULLEN TRANSPORT



M2

NEIGHBOURING OCCUPIERS

42-44 DUNCRUE STREET, BELFAST

LEASE DETAILS

RENT: Price on Application
TERM: 10 years subject to 5 yearly rent reviews
REPAIR: Full repairing lease following repair

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.

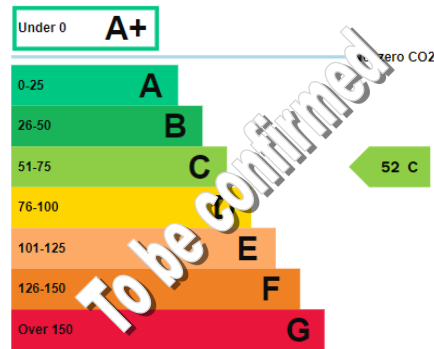
VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

We are unable to obtain the NAV for the unit.

Please note that all prospective 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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O'CONNOR KENNEDY TURTLE

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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.