



**Unit 30 Somerton Industrial Estate, Dargan Crescent, Belfast,
BT3 9JB**

For Sale | 2,070 sq ft
Warehouse Unit

028 9020 5900
mcconnellproperty.com



Unit 30 Somerton Industrial Estate, Dargan Crescent, Belfast, BT3 9JB

Summary

- Price: Upon Application
- Business rates: £5,559.98 per annum
Rates payable subject to Small Business Rates Relief & Industrial Derating
- Service charge: £563.40 per annum
- VAT: Applicable

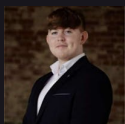
Further information

- [View details on our website](#)

Contact & Viewings

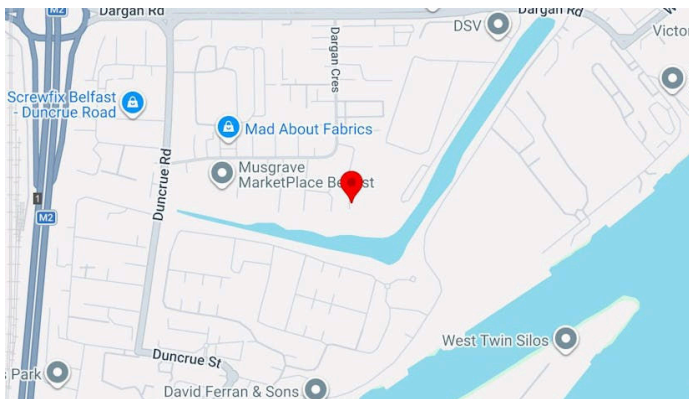


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Location

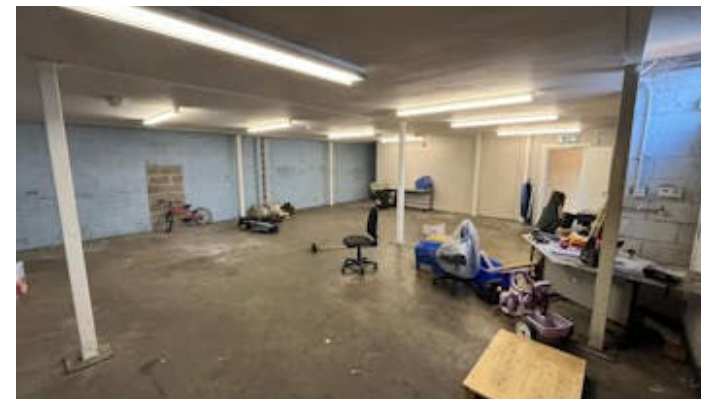
The Duncrue / Dargan area is a well established industrial estate comprising a mix of showrooms, warehousing, business units and offices. The subject property is situated within Somerton Industrial Estate, just off Dargan Crescent.

The property benefits from easy access to the M2 motorway at the Fortwilliam interchange and Belfast City Centre is located approximately 3 miles to the South. The property is located approximately 4.3 miles away from Belfast City Airport and 15.8 miles from Belfast International Airport.

Accommodation

Name	sq ft	sq m
Ground - Warehouse	1,028	95.50
Mezzanine - Office	1,042	96.80
Total	2,070	192.30

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Description

The subject property comprises of ground floor warehouse accommodation of 1,028 sq ft, and further benefits from an additional 1,042 sq ft of offices at mezzanine level.

A level-access roller shutter door is located at the front of the unit. The offices are well configured to provide; open plan accommodation, private office, meeting room and storage. There are also W.C. and kitchen facilities contained within.

The property is held by way of Long Leasehold for a term of 120 years from 1st October 1988, at an annual ground rent of £1,690 per annum.

