



FOR SALE

10 Dargan Crescent, Belfast, BT3 9JP

Two Storey Office Building situated in well-established commercial hub.

Lisney

Features

- Two storey office building extending to c. 16,842 sq ft.
- Located within the well-established commercial hub of Duncrue.
- Situated in close proximity to both Belfast City Centre and the M1/M2 Motorways.
- 25 designated car parking spaces within a secure site.
- Potential HQ Building.

Location

The subject property is situated in a corner position on Dargan Crescent which is regarded as one of Belfast's most popular commercial locations. The locality is highly accessible to both the City centre and the remainder of the province via the nearby M1/M2 and M5 motorway networks.

The surrounding area is commercial in nature with notable occupiers including Bathshack, Musgrave Retail Partners, NIE Networks and Dale Farm.



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Destination	Distance (Miles)
Belfast City Centre	3.4
Belfast City Airport	5.8
M1 Motorway	16.7
Dublin	105
Londonderry/Derry	68

Description

The subject property comprises a two storey office building extending to c. 16,842 sqft. The building is of steel portal frame construction under a double skinned metal deck roof. The property was originally designed as a warehouse facility, however was subsequently fitted out as office accommodation.

Previously occupied as a 'serviced' office facility the property is suitable for a single occupier or as a multi-tenant block.

The ground floor accommodation comprises a reception/lobby area with kitchen, toilets, mail room and compartmentalised private offices whilst the first floor provides private offices, open plan office space, tea room and toilets.

In terms of specification the property benefits from a combination of carpet and wooden covered floors, plastered and painted walls, suspended ceilings incorporating both fluorescent and spot lighting. Heating is provided via Economy Seven storage heaters. Whilst there is an intruder alarm fitted and additional security is provided in the form of roller shutters to the front windows of the property.

There is allocated car parking to the front and rear of the property.

Accommodation

Level	Use	Sq ft (GIA)
Ground Floor	Offices	8,421
First Floor	Offices	8,421
	<i>Total</i>	<i>16,842</i>

Ground Floor Reception



Gallery





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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 five years from when you cease to have a contractual relationship with Lisney. 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.

Title

The subject property is held on 4 separate Long Leasehold interests, the headline details of which are outlined below and are subject to payment of a ground rent and service charge.

Unit 6 - 120 Years from 1st April 1990.

Unit 9 - 124 Years from 1st April 1986.

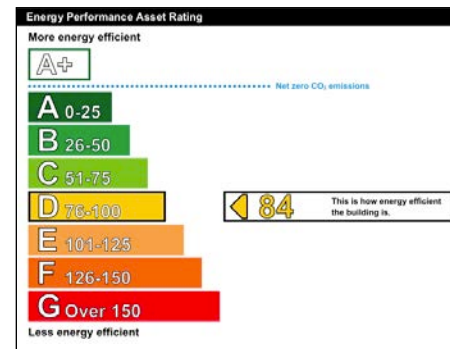
Unit 10 - 124 Years from 1st September 1986.

Unit 11 - 122 Years from 15th August 1988.

EPC

The property has an EPC rating of D84

A full certificate is available on request.



Guide Price

£400,000 exclusive.

Ground Rent

£8,127 per annum.

Service Charge

£2,760 per annum.

Business Rates

We understand that the property has been assessed for rating purposes as follows:

Rates Payable 19/20: £64,782

Stamp Duty

Will be the responsibility of the purchaser.

VAT

All prices and outgoings are exclusive of but may be liable to VAT.

Contact

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