

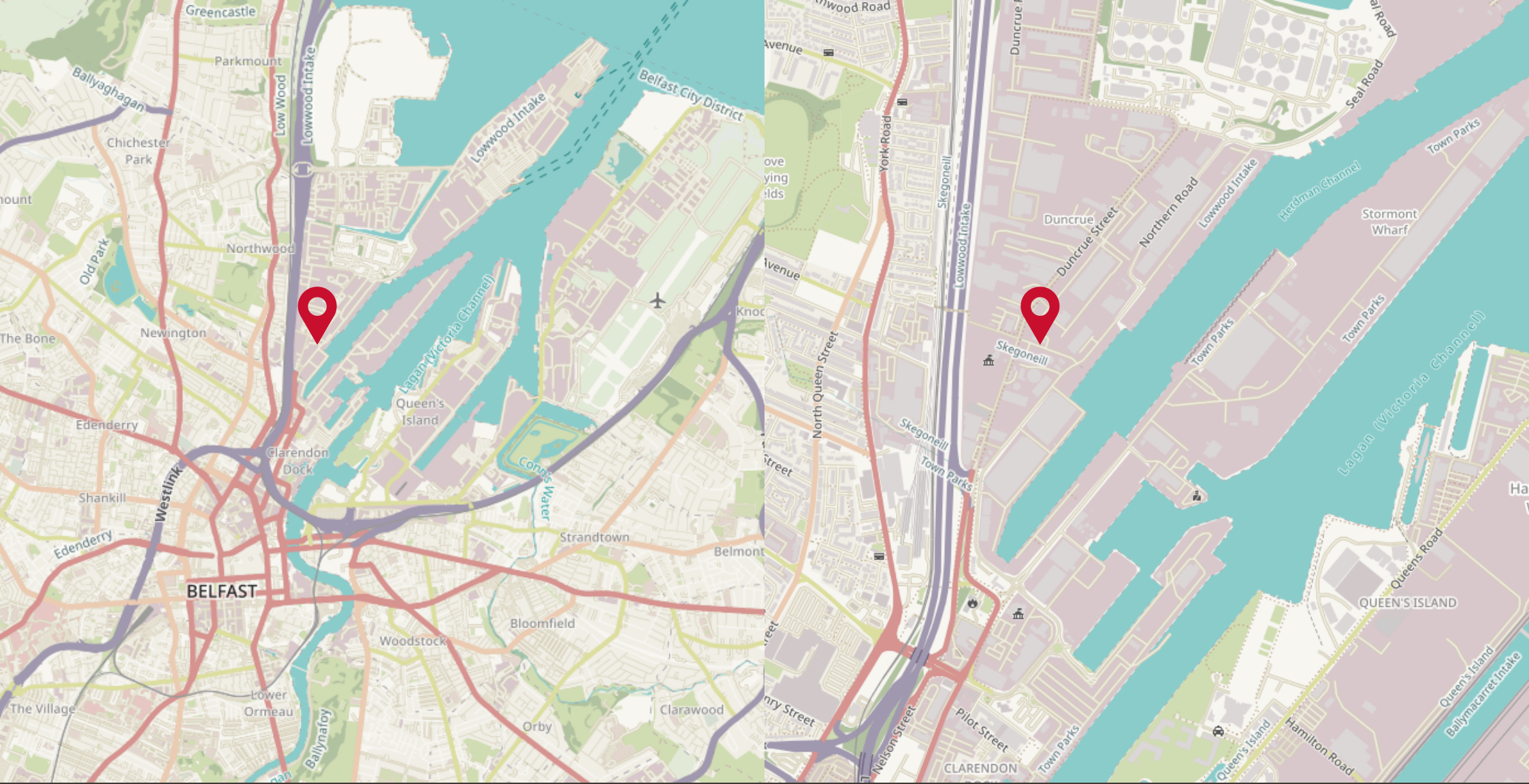
TO LET

**Lambert
Smith
Hampton**



**2A & 2B Milewater Road, Belfast,
BT3 9AS**

Excellent Ground Floor Office Accommodation With Own Door Access and Car Parking, Situated on a Secure Site of 0.42 Acres.



LOCATION

The subject property is located centrally within the Harbour Estate on Milewater Road just off Northern Road, approximately 2 miles north of Belfast City Centre. The property is situated c. 1 mile from the M2 Motorway, and c. 5.2 miles from Belfast City Airport. The estate is patrolled by the Harbour Police and benefits from 24/7 access.

Neighbouring occupiers include United Feeds, United Molasses, RTD Crawford, McKinstry Waste, Cefetra, Jenkins Shpping and Translink.

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DESCRIPTION

The subject property comprises ground floor office accommodation with own front door access and rear secure gated parking for several vehicles. The building is of traditional red brick construction with a slate pitched roof. The offices are currently configured to comprise two separate office suites with Unit 2A extending to 2,045 sq. ft. and Unit 2B extending to 2,755 sq. ft. The offices can be amalgamated to form one single office of 4,800 sq. ft.

Specification of the offices comprises carpeted flooring, plastered and painted walls, suspended ceilings with recessed lighting, perimeter trunking, air conditioning, W/C and shower facilities. The building benefits from large amounts of natural light throughout. The rear car parking area benefits from a tarmacadam surface.

SCHEDULE OF ACCOMMODATION

	Sq M	Sq Ft
2A Milewater Road	189.99	2,045
2B Milewater Road	255.95	2,755
Total	445.94	4,800

LEASE DETAILS

Rent -	On Application.
Term -	By negotiation.
Rent Review -	Every fifth year on an upward only basis.
Repairs -	The Tenant is to be responsible for external and internal repairs.
Insurance -	The Tenant will be responsible for reimbursing the Landlord with a fair proportion of the insurance premium.





For Further Information

CONTACT

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RATEABLE VALUE

We understand from Land & Property Services that the property has the following Rates Liability for the year 2026/27:-

Unit	NAV	Rates Payable
2A Milewater Road	£13,200	£8,584
2B Milewater Road	£10,700	£6,958
Total	£23,900	£15,542

VALUE ADDED TAX

We have been advised that the subject property is VAT registered and therefore VAT will be charged in addition to the figures quoted within this brochure.

ENERGY PERFORMANCE CERTIFICATE

We have been advised the Properties benefit from the following Energy Performance Rating:

2A Milewater Road, Belfast - EPC E105

2B Milewater Road, Belfast - EPC E104

The Energy Performance Certificates are available upon request.

ANTI MONEY LAUNDERING

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.

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