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**BUILDERS
MERCHANT**
JP CORRY
THE COMPLETE BUILDING SUPPLIER



Self-Contained Industrial
Warehouse with Office
19,310 sq. ft

Grove Mill Complex,
Fashoda Street /
Grove Street East,
Belfast, BT5 5GH

TO LET

PROPERTY SUMMARY

- **Trade Counter, office and warehouse accommodation**
- **Self-contained secure site with gated access extending extending to c. 0.8acres**
- **Situated just off the Castlereagh Road**

LOCATION

The property is situated on Grove Street East, approximately 1.5 miles east of Belfast City Centre. The location benefits from excellent accessibility, with convenient connections to both the Castlereagh Road and Beersbridge Road, providing direct links to the wider road network.

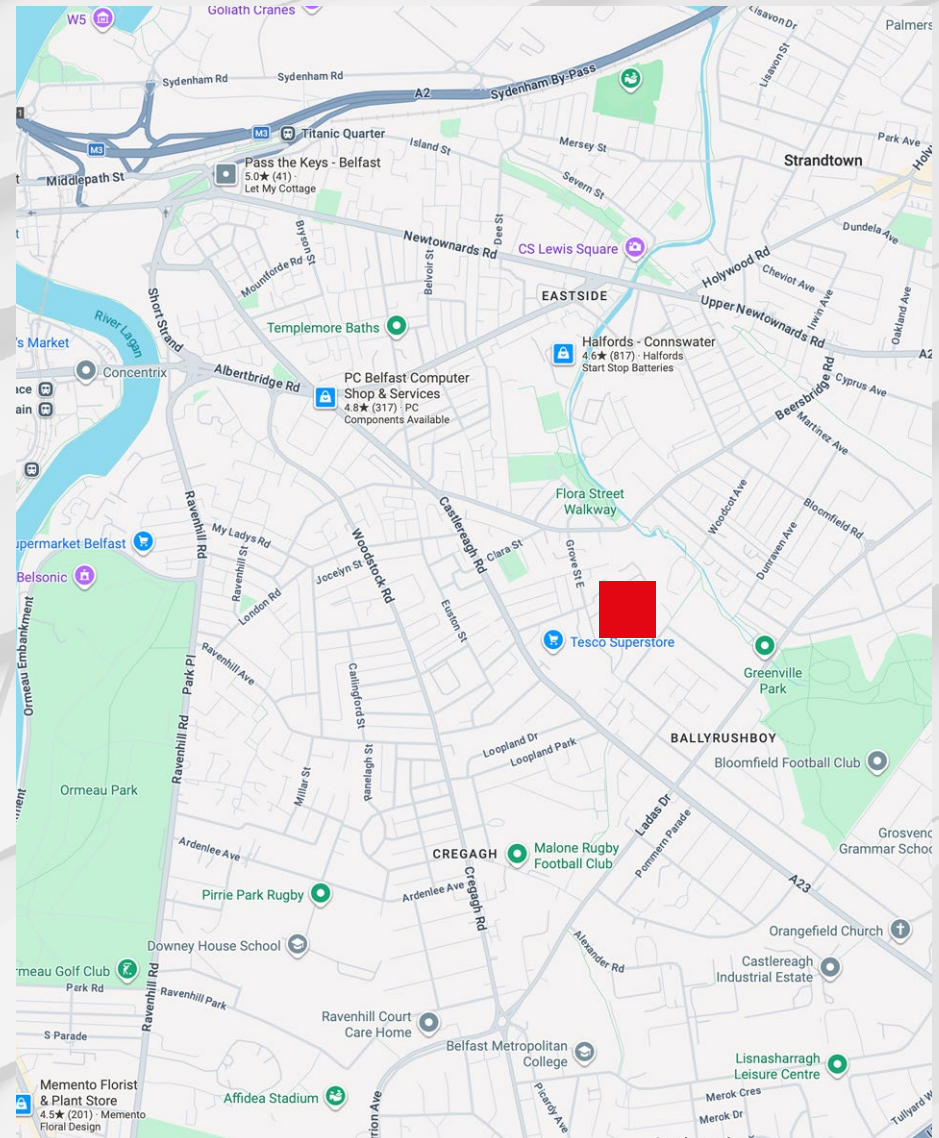
The surrounding area comprises a mix of industrial and residential uses, with nearby occupiers including Tesco, Totalis and Murdock Builders Merchants.

DESCRIPTION

The property comprises a well established trade counter, warehouse and office complex arranged across four buildings within a secure self contained site.

The accommodation provides a mix of modern and traditional industrial space, including a high quality trade counter, office accommodation and warehousing.

The buildings benefit from roller shutter loading access, generous servicing areas and extensive external storage, with the site secured by palisade fencing and gated access.



ACCOMMODATION

Area	Description	Sq. Ft	Sq. M
Building A – Ground Floor	Trade Counter	2,279	211.7
Building A – First Floor	Office / staff accommodation	1,218	113.2
Building B – Warehouse	Storage / warehouse	2,289	212.7
Building C – Warehouse	Storage	6,103	567
Building D – Warehouse	Storage	5,767	535.8

LEASE DETAILS

Term: New 10 year lease
Rent: £85,000 pax
Repairs: Effectively full repairing and insuring basis
Service Charge: N/A
Insurance: Tenant to pay the building insurance premium, currently £6,445.78

RATEABLE VALUE

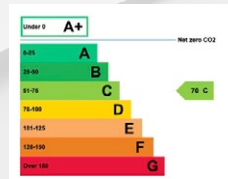
We have been advised by Land and Property Services that the NAV is £25,550.00. The rate in the £ for 2026/2027 is 0.650288. Current rates payable £16,615.00.

VAT

We are advised that the subject property is not VAT registered and therefore VAT will not be charged in addition to the above rent.

EPC

70 C - Certificate can be made available upon request.





VIEWING AND FURTHER INFORMATION

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Not To Scale. For indicative purposes only.

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