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Industrial Warehouse Unit

11,022 sq ft

27 Rydalmere Street,
Belfast, BT12 6GF

FOR SALE / TO LET

PROPERTY SUMMARY

- **Trade counter, office and warehouse accommodation**
- **Roller shutter access for both pedestrians & vehicles**
- **Option to split into smaller units**
- **Excellent transportation links with easy access to the Westlink (A12) & M1**

LOCATION

Located just off the prominent Donegall Road, the subject property is on the fringe of Belfast City Centre, providing excellent access to the city and wider motorway network. The property is located close to Broadway Roundabout, with direct access to the M1 Motorway, Westlink and other key arterial routes.

The surrounding area is an established commercial and industrial location, with a range of businesses and trade occupiers in the vicinity. Belfast City Centre, Belfast City Hospital and Grand Central Station are all readily accessible.

Nearby occupiers include Profast, Fortus Hardware, Eurospar, Donegall Road Post Office and Well Pharmacy.

DESCRIPTION

The property comprises a combination of warehouse, storage, office and ancillary accommodation space. The unit provides well configured and flexible space suitable for a range of different occupiers. The option to split into seperate units is available.





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ACCOMMODATION

Description	Size (Sq. Ft.)	Size (Sq. M.)
Ground Floor Warehouse Area	7,190	668
Ground Floor Ancillary Space	1,034	96
First Floor Mezzanine	2,798	260
Total	**11,022**	**1,024**

LEASE DETAILS

Rent: £45,000
Term: Negotiable
Repairs: Effectively full repairing and insuring basis
Insurance: TBC

RATEABLE VALUE

We have been advised by Land and Property Services that the NAV is £22,400.00.
The rate in the £ for 2026/2027 is 0.650288. Current rates payable £14,566.00.

PRICE

POA

EPC

The property has an EPC rating of E103. A certificate can be provided upon request.

VAT

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





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VIEWING AND FURTHER INFORMATION

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