

TO LET

Unit 5, Belmont Office Park, Belmont Road, Belfast, BT4 2AW

MODERN OFFICE SUITE C. 867 SQ. FT. WITH GENEROUS ON-SITE CAR PARKING

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OUTLINE FOR INDICATIVE PURPOSES ONLY

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FEATURES

Modern purpose built office building

Comprising 867 sq. ft. of modern office space

Dedicated on-site parking

Highly accessible edge of town location with strong transport links

Excellent local amenities

LOCATION

The subject property is situated in East Belfast, occupying a highly accessible location within Belmont Office Park, off Belmont Road and in close proximity to its junction with the A55 to provide excellent transport links to the city centre, Belfast City Airport, the M3 and the wider motorway network.

The office suite is located approximately 3 miles East of Belfast City Centre, with excellent nearby amenities offered in the surrounding and easily accessible areas of Belmont Village and Ballyhackamore.

DESCRIPTION

The subject unit forms part of a modern, purpose built edge of town office park comprising 9 no. own door office suites. The suite comprises c. 867 sq. ft. of self contained, modern office accommodation at first floor level.

Internally the suite is in good condition, comprising the following finishes:

- Carpeted flooring
- Plastered and painted walls
- Suspended ceilings
- Recessed lighting
- Perimeter trunking
- Gas fired central heating system throughout

The suite predominantly consists of open plan office space, with the inclusion of a boardroom, private office and kitchen area as well as communal toilets located on the first floor landing.

The subject unit benefits from 2 no. dedicated on-site car parking spaces, with additional on-site visitor car parking available.





ACCOMMODATION

First Floor: c. 867 Sq. Ft.

SERVICE CHARGE

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, and upkeep of common areas.

BUILDINGS INSURANCE

The tenant is to reimburse the landlord in respect of a fair portion of the buildings insurance premium.

RENT

£13,500 per annum exclusive

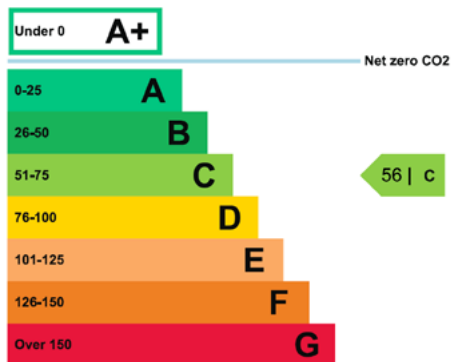
TERM

Negotiable.

EPC

The property has an energy rating of C 56.

This property's current energy rating is C.



RATES PAYABLE

NAV Value	£9,150.00
Rates poundage 25/26	0.626592
Rates payable	£5,5733

Under Small Business Rate Relief, properties with an NAV under £15,000 may benefit from rate relief of 20%.

VAT

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



LOCATION



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 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>.

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.

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For further information:

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Viewing Strictly by appointment with the sole letting agent
Lisney.

The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.

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