To Let First Floor Office Premises

Unit 4, 100 Ladas Drive, Belfast BT6 9FH

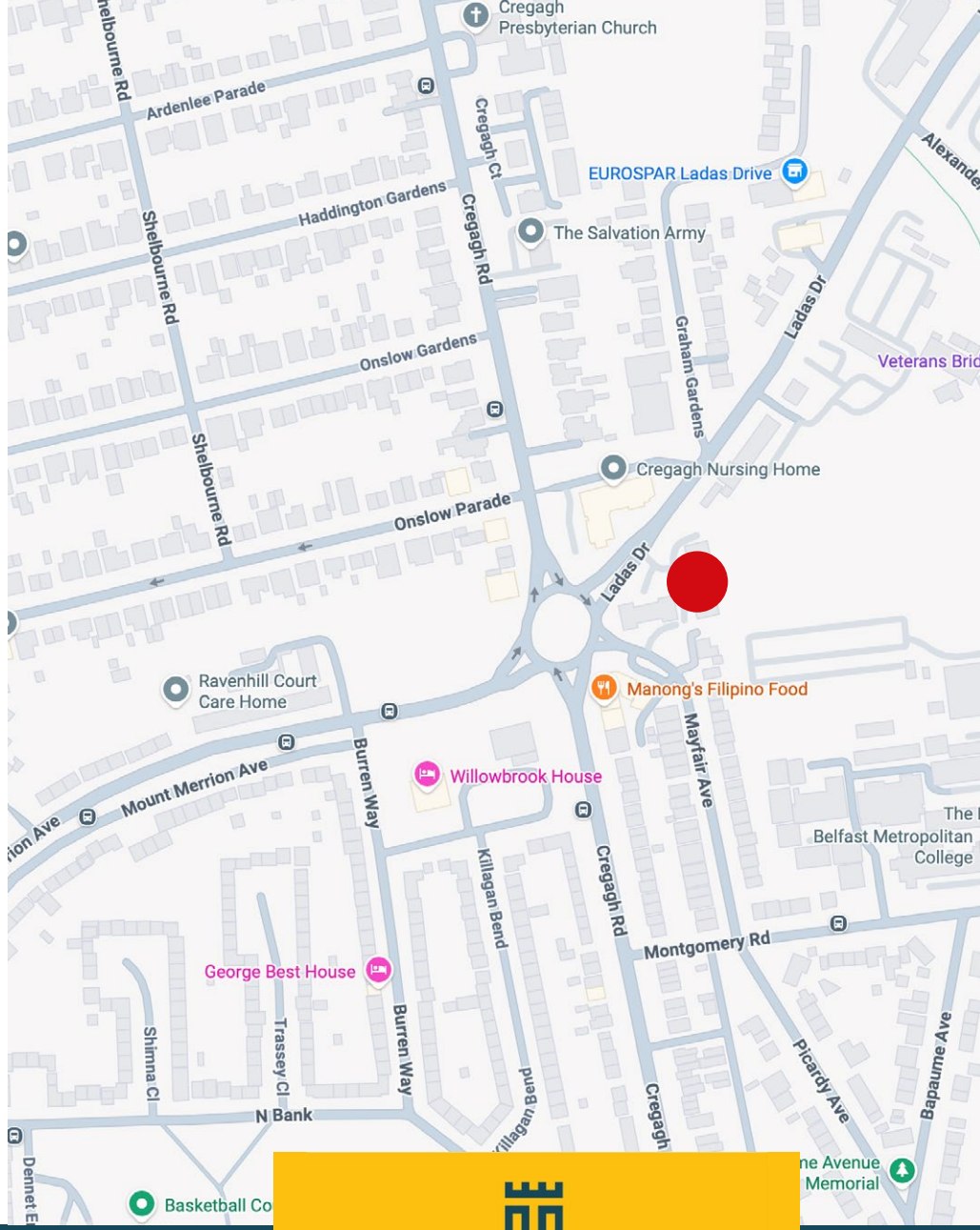
McKIBBIN
COMMERCIAL
028 90 500 100

LOCATION

- Unit D is situated within a secure and well-maintained office development on Ladas Drive, East Belfast.
- The property occupies a highly accessible location just off Ladas Drive, providing excellent transport links throughout Belfast and beyond.
- Belfast City Airport, Connswater Greenway and the bustling Cregagh Road are all within close proximity, with the area benefiting from an excellent range of retail, café and leisure amenities.
- Belfast City Centre is approximately a 10-minute drive away.
- Nearby occupiers include Refresh Property Solutions and ETR Electrical.

DESCRIPTION

- Modern first floor office accommodation extending to approximately 841 sq ft (78.13 sq m).
- Finished to a high standard throughout.
- Aluminium powder-coated double glazed windows.
- Suspended ceilings incorporating recessed lighting.
- Carpeted flooring throughout.
- Gas fired central heating.
- WC facilities.
- Stair lift providing enhanced accessibility.
- Two dedicated on-site car parking spaces.
- Suitable for a variety of office or business uses, subject to any necessary statutory approvals.



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ACCOMMODATION

Description	Sq M	Sq Ft
First Floor Office	78.13	841
Total Net Internal Area	78.13	841

LEASE DETAILS

Term: Negotiable.

Rent: £11,000 per annum.

Repairs & Insurance: Tenant responsible for internal repairs and reimbursement of a fair proportion of the building's insurance premium.

Service Charge: A service charge may be levied to cover external maintenance and common area upkeep.

RATES INFORMATION

NAV: To be confirmed.

Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

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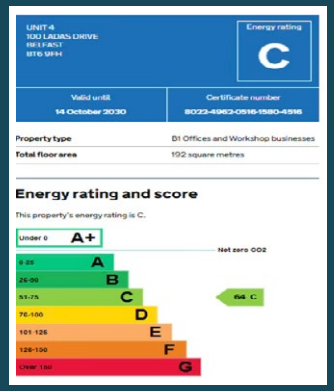
EPC



CONTACT

For further information or to arrange a viewing contact:

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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 McKIBBIN COMMERCIAL PROPERTY CONSULTANTS. 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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