



**OK
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TO LET

Unit 3, Rowan House, Beechill Business Pk, Belfast, BT8 7QN

High Spec Own Door Office Suite of c. 1,666 sq ft (155 sq m) with Dedicated Car Park Spaces

LOCATION / DESCRIPTION

Prominent and readily accessible South East Belfast office park on the Beechill Road, just off Belfast's Outer Ring Road (A55) approximately 4 miles (10 minutes drive) south of the City Centre with nearby staff facilities including a Tesco Superstore / Petrol Filling Station and the wide range of retailers in Forestside Shopping Centre who include Marks & Spencer and Sainsburys.

- Carpeted Flooring
- Painted / Plastered Walls
- Perimeter Trunking
- Suspended ceilings with recessed / diffused / suspended lighting
- Partial glazed partitioning in first floor office
- Gas fired heating
- Kitchen & Male / Female / Disabled WC facilities
- Intruder Alarm
- 7 no. dedicated car park spaces and close to public transport links

Other occupiers in the park include Boots, Christian Aid, NIMMS, Choice Housing & Trinity Developments.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Ground Floor Offices (inc. open plan office & office with sink and comms cabinet)	c. 72 sq m	780 sq ft
Disabled / Ladies & Gents Toilet	-	-
First Floor Offices (with partial glazed screening with internal blinds)	c. 72 sq m	770 sq ft
Store	c. 2 sq m	23 sq ft
Kitchen	c. 9 sq m	93 sq ft
TOTAL ACCOMMODATION	c. 155 sq m	1,666 sq ft



ONLY C. 4 MILES FROM BELFAST CITY CENTRE



VERY ACCESSIBLE LOCATION & CLOSE TO PUBLIC TRANSPORT LINKS WITH 7 DEDICATED CAR PARK SPACES



STAFF AMENITIES INCLUDE NEARBY TESCO & FORESTSIDE SHOPPING CENTRE



C. 20 MINUTE DRIVE TO BELFAST CITY AIRPORT

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 5 years from when you cease to have a contractual relationship with OKT. 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.



Unit 3, Rowan House, Beechill Business Park

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LEASE DETAILS

RENT: £26,000 per annum
TERM: Negotiable
REPAIRS / INSURANCE: Effective full repairing and insuring lease via service charge liability

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.

VAT

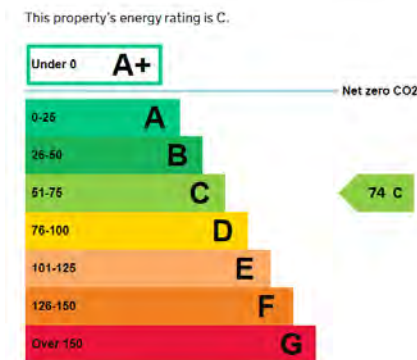
All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

NAV: £17,300.00

Estimated Rates Payable in accordance with LPS:
£9,466.28

Please note that all prospective tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

IAIN MCCABE

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JOINT AGENT

ROBERT TOLAND

Cushman Wakefield

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O'CONNOR KENNEDY TURTLE

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OKT 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 intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant 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 O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.