

TO LET



Modern Office Suite c. 1,007 sq.ft (c. 94 sq m) With Dedicated Car- Parking

Suite D - Unit 3, 10 Heron Road
Sydenham Business Park
Belfast, BT3 9LE

- Situated in one of Belfast's premier business locations
- First floor suite of c.1,007 sq ft (c.94 sq m)
- Dedicated on-site car parking
- Neighbouring occupiers include OCS, Andersen Caledonia and WRTUK
- Available from July 2025

LOCATION

Sydenham Business Park is regarded as one of Belfast's premier business locations, located approximately 3 miles east of Belfast City Centre, benefitting from convenient access to the Motorway Network and Belfast City Airport.

Heron Road is situated just off Airport Road West with occupiers in the immediate locality including OCS, Andersen Caledonia, WRTUK, British Red Cross and Action for Children.

DESCRIPTION

The property is situated within a modern two-storey office building. The accommodation is finished to an excellent standard to include plastered & painted walls, laminate flooring, perimeter trunking, suspended ceilings with fluorescent strip lighting. Communal WC facilities are available on each floor.

Suite D comprises a bright and airy office located on the first floor of the building. The suite is currently partitioned to provide an open general office with a private office, meeting room, store and kitchen.

The office benefits from four dedicated car-park spaces.

LEASE

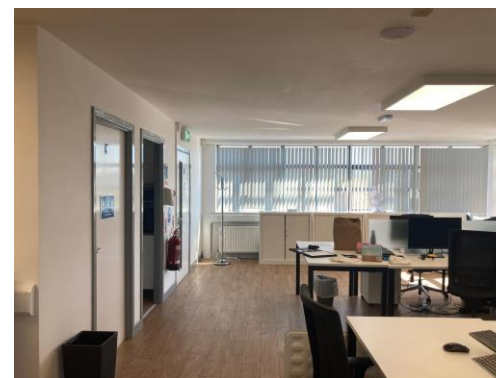
Rent: £11.00 per sq ft per annum exclusive.

Term: By negotiation.

The space will be offered on Full Repairing terms via a service charge. Contact agent for full details.

ACCOMMODATION

Floor	Sq Ft	Sq M
Suite D	c. 1,007	94.00
Total Internal Area	c. 1,007	94.00



VAT

Please note all prices, rentals and outgoings are quoted exclusive of though will be subject to VAT at the prevailing property.

SERVICE CHARGE

A service charge will be levied to cover external repairs, maintenance and management of the common parts of the building and the estate, plus heating of the premises.

INSURANCE

Tenant to pay a fair proportion of the building insurance premium.

RATES

We have been advised of the following by LPS:

NAV: £9,100 (Source: LPS on-line database)

Rate in £ for 2025/26: 0.626592

Rates payable (approx.): £5,701.99

(Note: prospective Tenants are advised to make their own enquiries in relation to Rates).

EPC

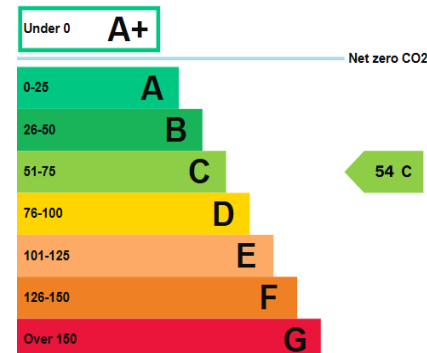
The property has an energy rating of 54C.

Full Certificates can be made available upon request.

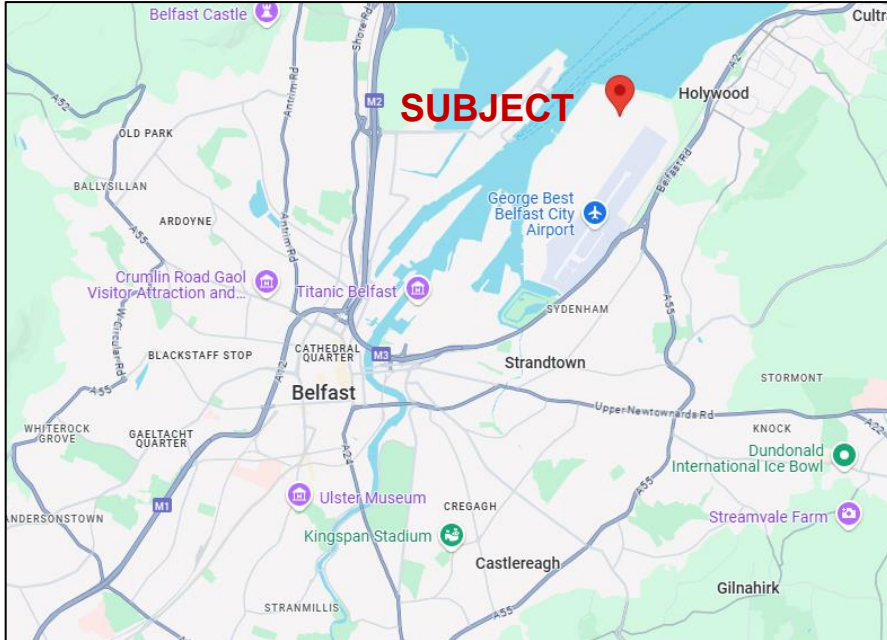
Unit 3 10 Heron Road BELFAST BT3 9LE		Energy rating C
Valid until 13 November 2026	Certificate number 9090-8944-0376-5140-5074	

Energy rating and score

This property's energy rating is C.



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 - <http://www.legislation.gov.uk/ukxi/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 McConnell Property. 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.

VIEWING

For further information or to arrange a viewing, please contact:

McConnell |  **JLL** Alliance Partner

Contact: Caroline McKillen / Aoibhin McDonnell

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aoibhin.mcdonnell@mcconnellproperty.com