

# McConnell



## JLL

Alliance  
Partner

**FOR SALE / TO LET**



## Superb Office Building with Car Parking

**Unit 1**  
**9 Heron Avenue**  
**Sydenham Business Park**  
**Belfast**  
**BT3 9LF**

- Accessible location just off Heron Road.
- Dedicated on-site car parking.
- Available immediately.

LOCATION

Sydenham Business Park is located two miles east of Belfast City Centre and is immediately adjacent to Belfast City Airport. The business park is strategically located in providing access north and south of the province.

The area has attracted high profile occupants such as Virgin Media, Stryker and Penton Publications.

DESCRIPTION

The subject property comprises a two-storey own door office building on Heron Avenue. The accommodation extends to approximately 5,110 sq ft across ground and first floor levels, and benefits from W.C. facilities throughout.

Can be leased on a floor-by-floor basis. Dedicated car parking spaces for 23 cars. Additional spaces are available. The building is about to be refurbished to a high standard to include comfort cooling, raised access flooring throughout and a lift.

ACCOMMODATION

Floor	Sq Ft	Sq M
Ground Floor	2,550	237
First Floor	2,560	238
Total Area	5,110	475



LEASE TERMS

- Term:

Minimum of 5 years.
- Rent:

£55,000 per annum.
- Repairs & Insurance:

Tenant responsible for internal repairs and reimbursement of a fair proportion of the buildings insurance premium to the Landlord.
- Service Charge:

Levied to cover a fair proportion of the cost of external maintenance and repairs, together with any reasonable outgoings of the Landlord.

SALE DETAILS

- Title:

Long Leasehold Subject to a Ground Rent, full details on request.
- Price:

Available upon request.

VAT

The property is registered for VAT.

EPC

The property has an energy rating of PENDING.  
Full Certificates can be made available upon request.



RATES

We have been advised of the following by LPS:

- NAV: £47,300
- Rate in £ for 2024/25: 0.599362
- Rates payable (approx.): £28,349.82

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

## 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/uk/si/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



**Contact:** Greg Henry / Ross Molloy

**Tel:** 07841 928 670 / 07443 085 690

**Email:** [greg.henry@mcconnellproperty.com](mailto:greg.henry@mcconnellproperty.com) /  
[ross.molloy@mcconnellproperty.com](mailto:ross.molloy@mcconnellproperty.com)



Or our Joint Agents, McKibbin Commercial

**Contact:** Michael Hopkins / Ben Escott

**Tel:** 02890 500 100

**Email:** [mph@mckibbin.co.uk](mailto:mph@mckibbin.co.uk)  
[be@mckibbin.co.uk](mailto:be@mckibbin.co.uk)