

McConnell



Alliance
Partner

028 90 205 900
mcconnellproperty.com

TO LET

Superb Office Suite with Car Parking

9 Heron Avenue
Sydenham Business Park
1st Floor
Belfast
BT3 9LF

- First floor available immediately.
- Superb location in close proximity to transport links.
- Car parking available on site.

Montgomery House,
29-31 Montgomery Street, Belfast, BT1 4NX

T: 028 90 205 900
E: info@mcconnellproperty.com

LOCATION

The property is situated within Sydenham Business Park, approximately 2 miles East of Belfast City Centre and is adjacent to Belfast City Airport. Sydenham Business Park is strategically located providing access north and south of the Province. The Business Park has experienced considerable development in recent years and is now regarded as one of Belfast's premier business parks.

DESCRIPTION

Sydenham Business Park is located in an area which has attracted high profile occupiers such as Virgin Media, Fujitsu and CEM Systems and is widely viewed as one of Northern Ireland's premier office/showroom locations. The office building is finished to a high standard to include comfort cooling, raised access flooring throughout and a lift. First floor office is available in this building. Ground Floor is leased to Penton Publications. Dedicated car parking for 8 spaces. Additional spaces are available.

ACCOMMODATION

Accommodation	Sq Ft	Sq M
First Floor	2,560	238
Total Internal Area	2,560	238



LEASE TERMS

Term: Negotiable
Rent: £25,000 per annum excl.
Rent Reviews: 5 yearly
Repairs: Full repairing and insuring

RATES

We have been advised of the following by LPS:

NAV: To be re-assessed. Estimated NAV £23,650.

Rate in £ for 2025/26: 0.626592

Rates payable (approx.): £14,818

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

VAT

All prices, outgoings and rentals are liable to Value Added Tax.

EPC

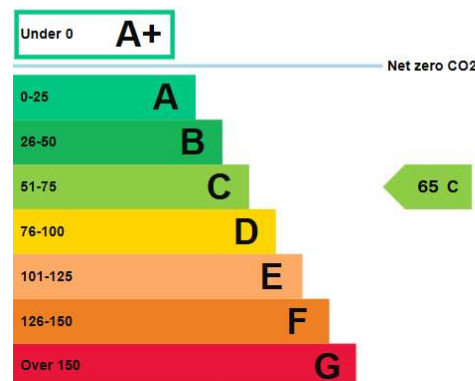
The property has an energy rating of 65C.

Full Certificates can be made available upon request.

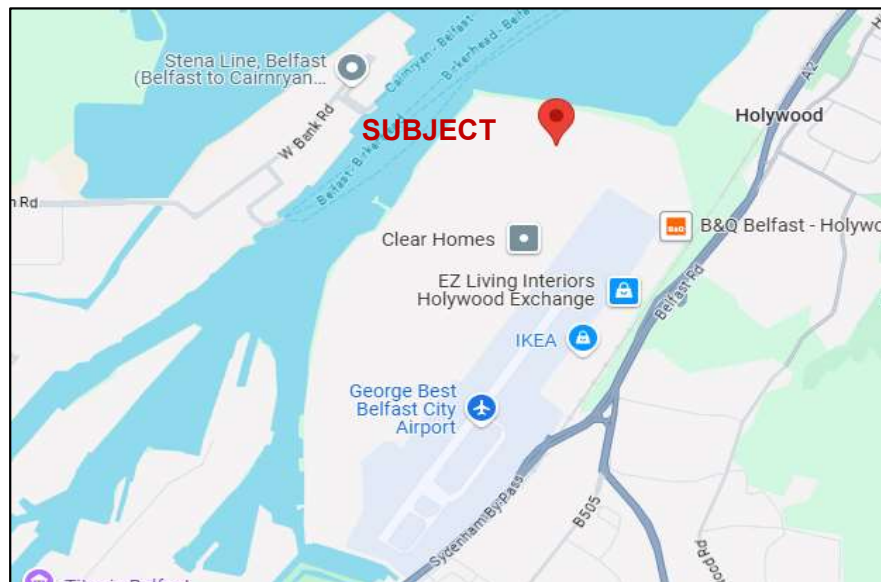
9 Heron Avenue Sydenham Business Park BELFAST BT3 9LF		Energy rating C
Valid until 14 February 2033	Certificate number 4211-5314-8552-1986-0461	

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/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 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: Greg Henry / Ross Molloy

Tel: 07841 928 670 / 07443 085 690

Email: greg.henry@mcconnellproperty.com /
ross.molloy@mcconnellproperty.com



Or our Joint Agents, McKibbin Commercial

Contact: Michael Hopkins / Ben Escott

Tel: 02890 500 100

Email: mph@mckibbin.co.uk
be@mckibbin.co.uk