

**TO LET**

## Superb Office Suite with Car Parking

**9 Heron Avenue  
Sydenham Business Park  
1<sup>st</sup> Floor  
Belfast  
BT3 9LF**

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



## 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        |
| <b>Total Internal Area</b> | <b>2,560</b> | <b>238</b> |



## 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

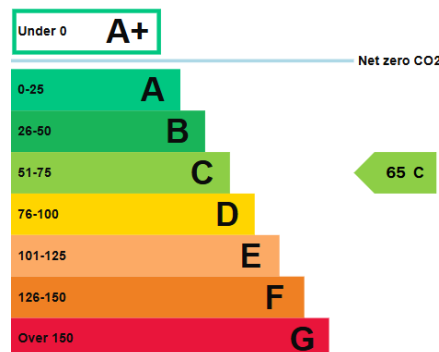
The property has an energy rating of 65C.

Full Certificates can be made available upon request.

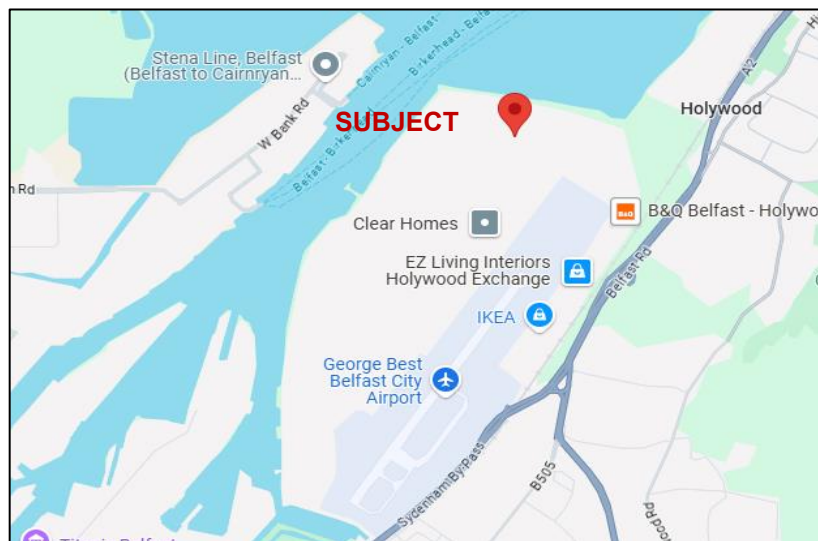
|  |   |                           |
|--|---|---------------------------|
| 9 Heron Avenue<br>Sydenham Business Park<br>BELFAST<br>BT3 9LF |   | Energy rating<br><b>C</b> |
| Valid until<br><b>14 February 2033</b>                         | Certificate number<br><b>4211-5314-8552-1986-0461</b> |     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

## 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/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** JLL Alliance Partner

**Contact:** Greg Henry / Ross Molloy

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[ross.molloy@mcconnellproperty.com](mailto:ross.molloy@mcconnellproperty.com)



Or our Joint Agents, McKibbin Commercial

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