

McConnell



JLL Alliance
Partner

TO LET



Modern Office Accommodation

Units 6a & 6b
Weavers Court Business Park
Linfield Road
Belfast
BT12 5GH

- Accommodation from 2,222 sq ft to 4,445 sq ft
- Generous on-site car parking
- Ready for immediate occupation

LOCATION

Weavers Court is strategically located next door to the new Weavers Cross Transport Hub, just 8 minutes walk to City Hall and less than 5 minutes drive to the motorway network.

Weavers Court is already hugely popular with technology firms due to its connectivity - every unit has direct access to a non-contested 10GB Fibre Optic Cable.

Facilities within this unique campus style development include courtyard café; gym; 24/7 manned security; CCTV; bicycle stands and plenty of green open space.

DESCRIPTION

The property forms part of a purpose-built edge of City Centre business park. The subject comprises 4,445 sq ft of modern office accommodation. Ample free staff and visitor parking is available on a first-come, first-served basis.

The ground floor accommodation is primarily open plan with a mix of meeting rooms, kitchenette and W.C facilities.

The first floor accommodation is primarily open plan with 2.no private offices / meeting rooms, comms room, kitchenette and W.C facilities.

The subject offers bright & airy accommodation and is well fitted to include suspended ceilings with LED lighting, roof lights, part plaster painted walls and carpet floor covering.

ACCOMMODATION

Accommodation	Sq Ft	Sq M
Ground Floor	2,222	206.43
First Floor	2,223	206.52
Total	4,445	412.95



LEASE DETAILS

Rent: £14.00 psf + VAT

Term: Subject to negotiation

The space will be offered on effectively Full Repairing and Insuring terms via recovery of a service charge.

SERVICE CHARGE

A service charge will be levied to cover a fair proportion of the cost of external repairs and maintenance, security and upkeep of common areas, management etc. Current year estimate £3.90 psf + VAT.

INSURANCE

An incoming tenant will be responsible for reimbursing a fair proportion of the landlord's building insurance premium.

VAT

All prices and outgoings stated are exclusive of VAT, which is chargeable.



RATES

We have been advised the following by Land & Property Services.

Unit 6a NAV: £28,100

Rate in £ for 2025/26: 0.626592

Rates payable for 2025/26 (approx.): £17,600

Unit 6b NAV: £32,400

Rate in £ for 2025/26: 0.626592

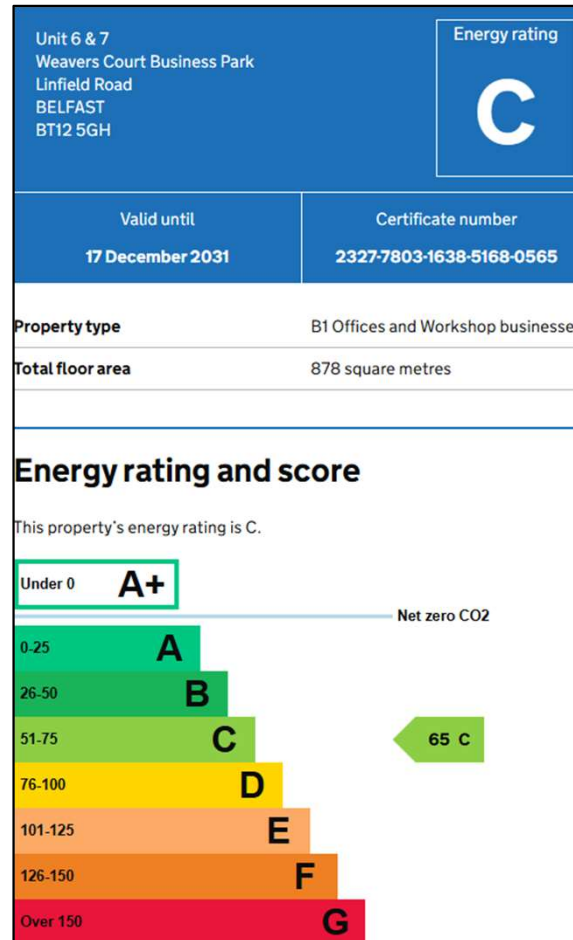
Rates payable for 2025/26 (approx.): £20,300

Interested parties are advised to make their own enquiries in respect of rates.

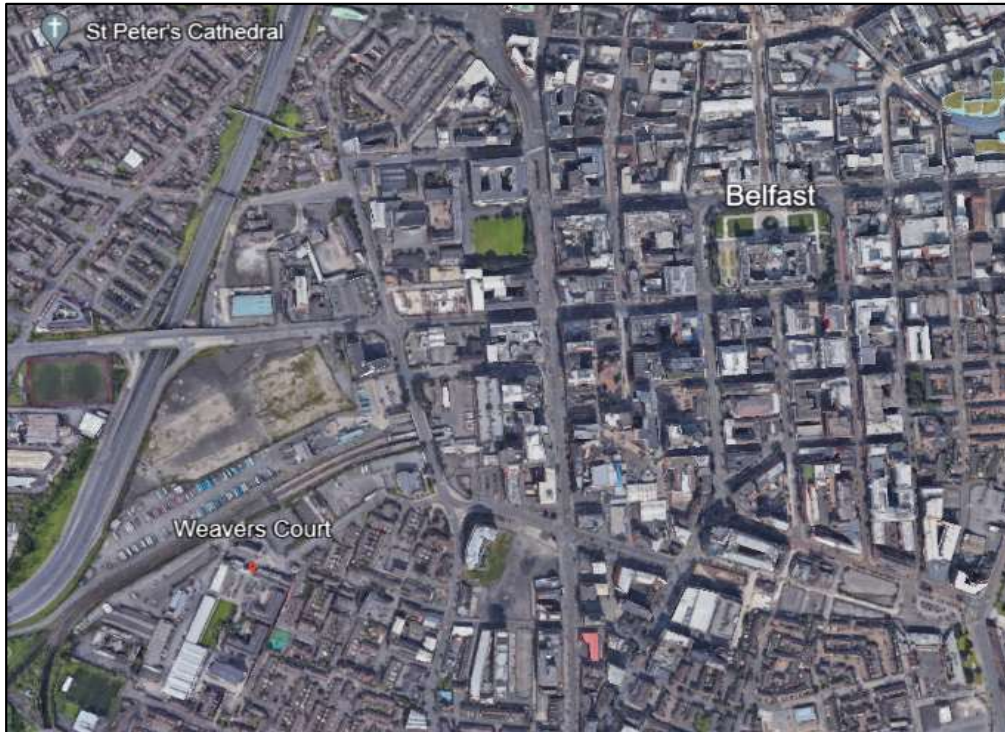
EPC

The property has an energy rating of C65.

The full certificate can be made available upon request.



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 Chartered Surveyors. 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 928670 / 07443 085690

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

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