



For Sale/To Let
Superb Office Suite With Car Parking

9 Heron Avenue, Sydenham Business Park, Belfast BT3 9LF



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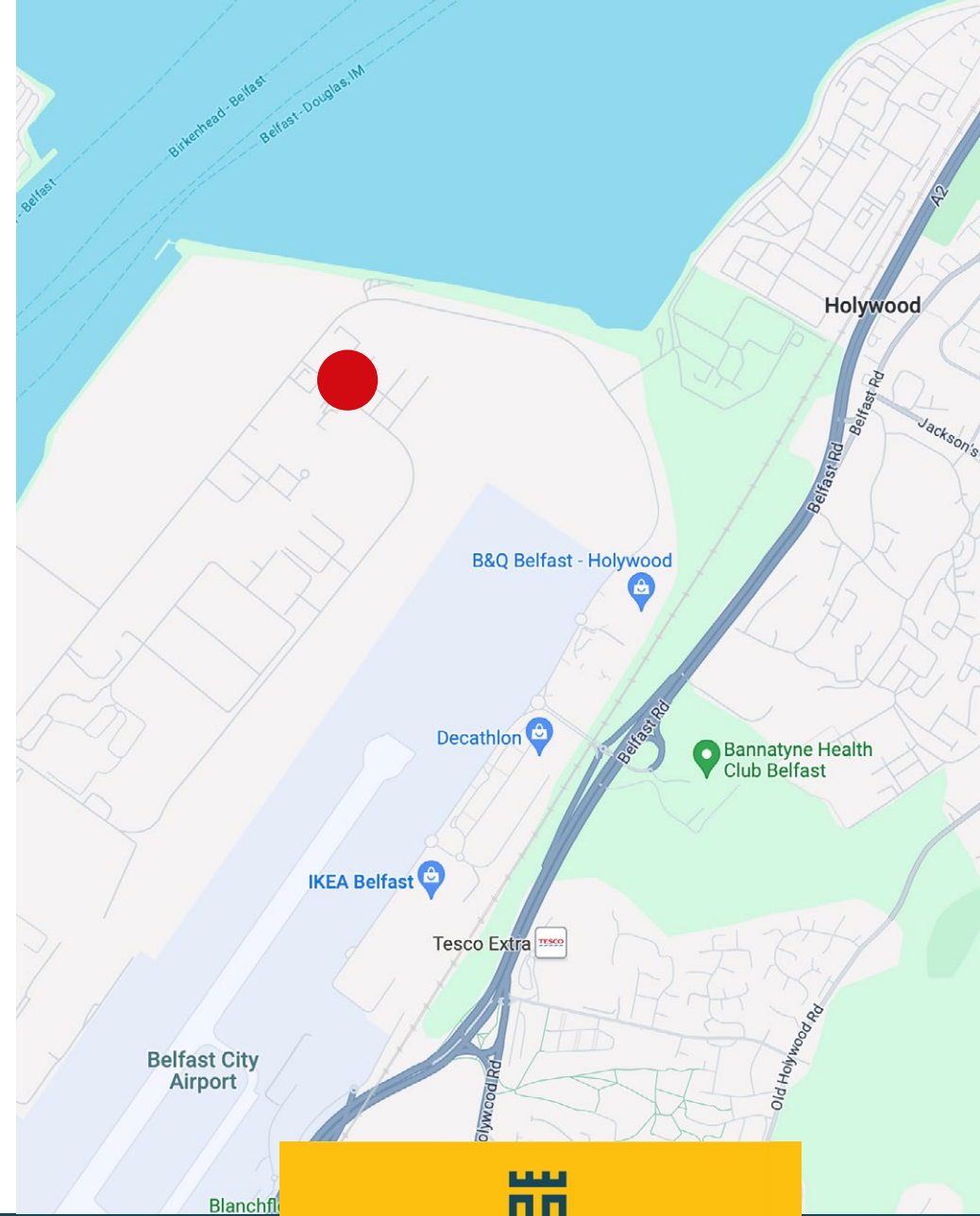
028 90 500 100

SUMMARY

- Attractive standalone office building
- Superb location in close proximity to transport links
- Car parking available on site

DESCRIPTION

- Sydenham Business Park is located two miles south-east of Belfast City Centre and is immediately adjacent to Belfast City Airport.
- It is 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 lift.
- Can be leased on a floor by floor basis.
- Dedicated car parking for 17 cars. Additional spaces are available.



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ACCOMMODATION

Description	Sq M	Sq Ft
Ground Floor	237	2,550
First Floor	237	2,560
Car Parking for 8 cars		
Total Net Internal Area	474	2,560

LEASE DETAILS

Term: Negotiable.
Rent: £50,000 pa.
Rent Reviews: 5 yearly.
Repairs: Full repairing and insuring.

SALES DETAILS

A ground rent of £10,000 per annum is payable.

PRICE

Offers in the region of £500,000

RATES INFORMATION

Ground Floor: £23,600
First Floor: £23,700
NAV: £47,300
Rate in £ 2026/27 = 0.599362
Rates payable 2026/27 = £14,175
Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

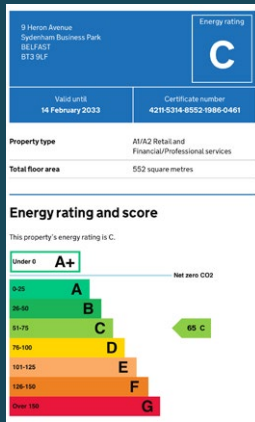
All prices, outgoings and rentals are exclusive of and are liable to Value Added Tax.



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EPC



CONTACT

For further information or to arrange a viewing contact:

Michael Hopkins

mph@mckibbin.co.uk

McKibbin Commercial Property Consultants

Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

02890 500 100

property@mckibbin.co.uk

www.mckibbin.co.uk

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