



**Instinctive
Excellence
in Property.**

To Let

**Excellent Ground Floor Offices
From 4,231 sq ft - 10,214 sq ft**

199 Airport Road West
Belfast
BT3 9ED

OFFICE



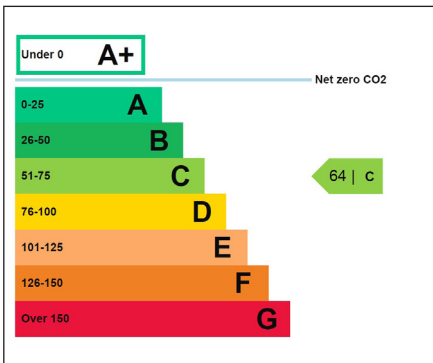
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OFFICE

EPC



Location

The subject property is positioned off Airport Road West within the popular Sydenham Business Park. The location can be accessed directly through the Harbour Estate or the Sydenham By-Pass via the slip road at Hollywood Exchange, approximately 3 miles north east of Belfast city centre.

The location benefits from excellent transport links to Belfast city centre, Belfast City Airport and the M1 and M2 motorway networks.

Notable occupiers in the area include Flo Gas, BP Belfast Terminal Northern Gas Installations and Calor Gas.

Description

The subject comprises two separate office suites on the ground floor which can be accessed via their own dedicated entrances.

The open plan offices are fitted to a high standard to include suspended ceiling with integrated Category 2 lighting, comfort cooling/heating units, plastered and painted walls and carpeted floors.

The property also benefits from 26 on-site car parking spaces.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Suite A	5,983	556
Suite B	4,231	393

Tenancy Details

The property can be let in its entirety or in respective suites dependent on occupier requirements.

Term:	Flexible
Rent:	£12.00 per sq ft exclusive
Repairs:	Full repairing and insuring via service charge
Service Charge:	A service charge will be levied to cover services, building maintenance and insurance

Rates

We have been advised by the Land and Property Services of the following rating information:

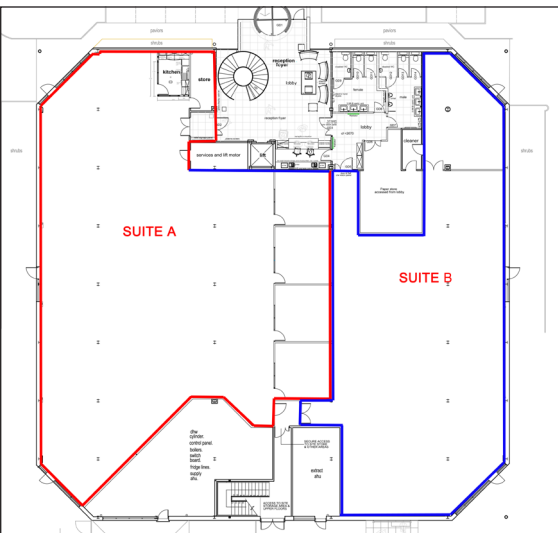
Net Annual Value - Suite A:	£62,800
Net Annual Value - Suite B:	£42,800
Rate in the £ for 2022/2023:	£0.551045

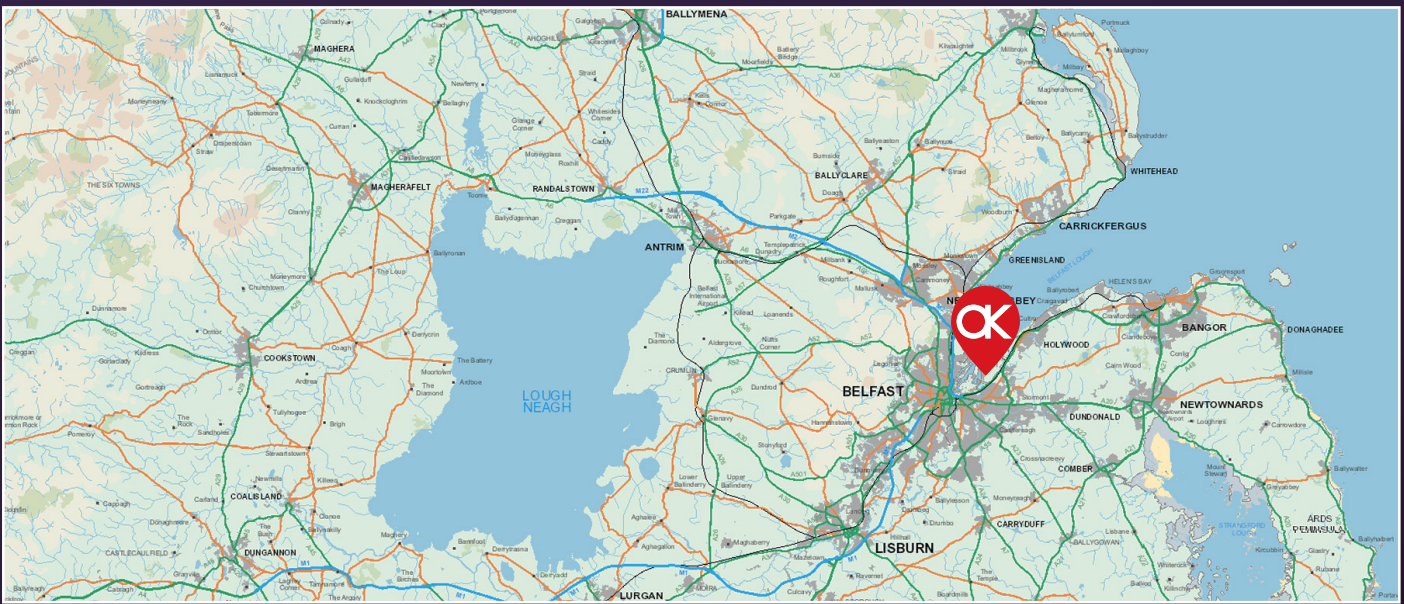
VAT

All prices, rentals and outgoings are quoted exclusive of, but may be liable to VAT.

Title

We understand that the property is held freehold/long leasehold.





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MISREPRESENTATION ACT 1967

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