



**Instinctive
Excellence
in Property.**

For Sale

**Self Contained Office Building
c. 4,000 sq ft with On Site Parking**

Pilots View
Heron Road
Sydenham Business Park
Belfast
BT3 9LE

OFFICE



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EPC



Location

The properties are located within the Pilot's View development within Sydenham Business Park which forms part of the wider Belfast Harbour Estate. The park is approximately 3 miles (4.8 kms) from Belfast city centre and is within close proximity to the "George Best" Belfast City Airport.

Pilot's View is situated on the north side of the Heron Road. The business park is recognised as one of Northern Ireland's premier office and industrial locations with significant occupiers in the immediate vicinity including Phoenix Natural Gas, CEM Systems, Topaz Energy and the Government's Central Procurement Directorate.

Description

The properties comprise detached two storey office blocks with dedicated on site parking. The units are of contemporary steel frame construction with brick and blockwork, externally finished to include part metal feature cladding and Portland stone blockwork. The roof is a low angle pitch finished with double skin profiled metal cladding.

Internally the unit is finished to shell specification.

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
Unit 8	4,000	371.6
Unit 9	4,000	371.6

Rates

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

Net Annual Value:

Unit 8: £31,900
 Unit 9: £31,900
 Rate in the £ for 2022/2023: £0.551045

Title

All properties are held by way of a 125 year ground rent from 1 November 2007. The ground rent is allocated as follows:-

Unit 8: £8,827.39 per annum plus VAT
 Unit 9: £8,827.39 per annum plus VAT

VAT

We are advised the property is VAT elected.

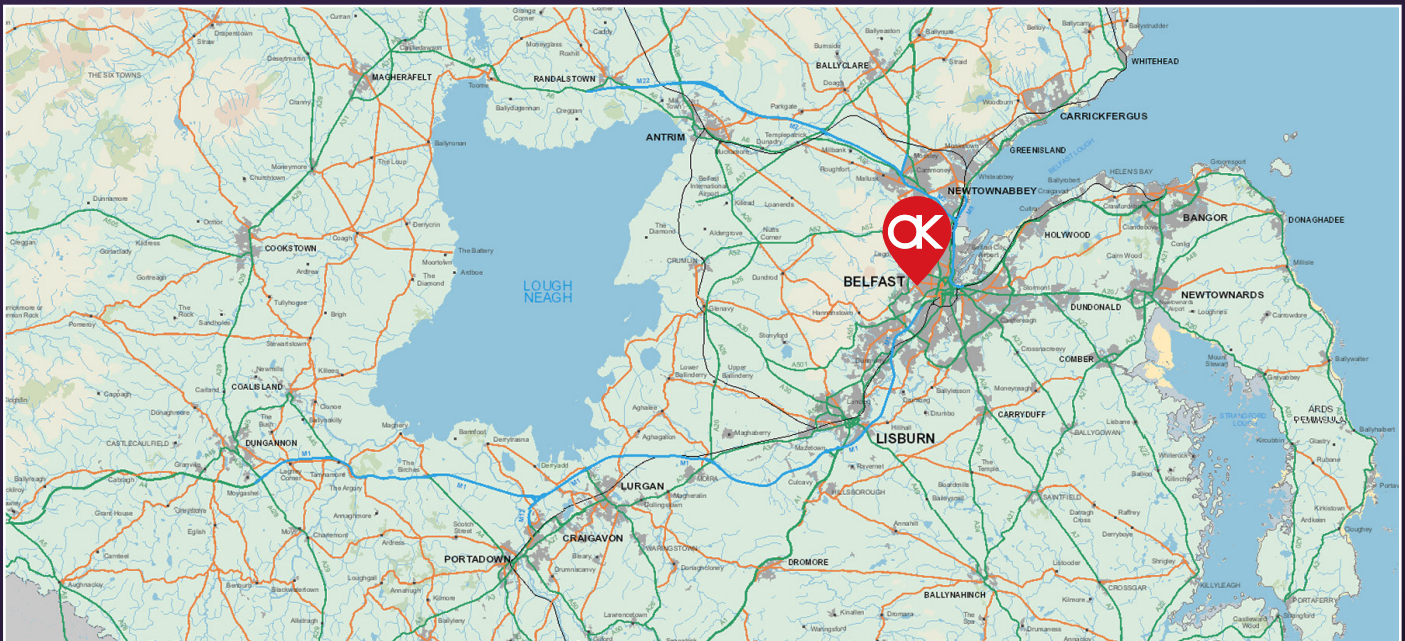
Sale Proposal (Shell Fitout)

From £100,000 plus VAT.





FOR IDENTIFICATION PURPOSES ONLY



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CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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