



To Let

Sydenham Business Park, 197 Airport Road
West, BT3 9ED

Grade A offices

AVISON
YOUNG

Location

Sydenham Business Park is located approximately 3 miles east of Belfast City Centre and enjoys excellent communication links.

The development overlooks the Belfast Lough and forms part of a well-established business park with nearby occupiers including Tyco, Bank of Ireland, G4S, LBM and SHS Group.

Description

The property comprises part of the Phoenix Natural Gas HQ facility purpose built for the company and which itself totals approximately 45,000 sq ft on a fully secure site of 2.2 acres fronting Airport Road West.

The available accommodation comprises fully self-contained suites located on the Ground and second floors with access via a full height glazed shared reception with feature staircase. The building also incorporates an attractive atrium, housing a staff restaurant area for Phoenix Gas employees.

The available accommodation comprises:-

- Attractive external elevations of glazing and composite cladding panels.
- Double height glazed entrance hall
- Atrium to the centre of the building
- 2 x 8 Person passenger lifts
- Full access raised computer floors
- Carpet tiling
- Double glazing
- Low energy intelligent lighting system
- Displacement ventilation system for heating/cooling
- Perimeter radiators
- Attractive fully landscaped setting

Floor	Sq ft	Sq m
Ground Floor Offices	6,540	608
Second Floor Offices	6,496	603

- Existing office furniture available – c.60 work stations by negotiation (2nd Floor only)
- Use of on-site restaurant by separate negotiation
- 25 on-site car spaces included per suite

Lease Terms

Term:	Flexible lease terms by negotiation
Rent:	Upon application
Repairs:	Full repairing terms via service charge
Service charge:	A service charge will be levied to cover the cost of repairs/maintenance, upkeep and cleaning to the common parts etc.
Insurance:	The tenant will reimburse the landlord with a fair proportion of the insurance premium.

NAV

We understand that the property is assessed as follows:

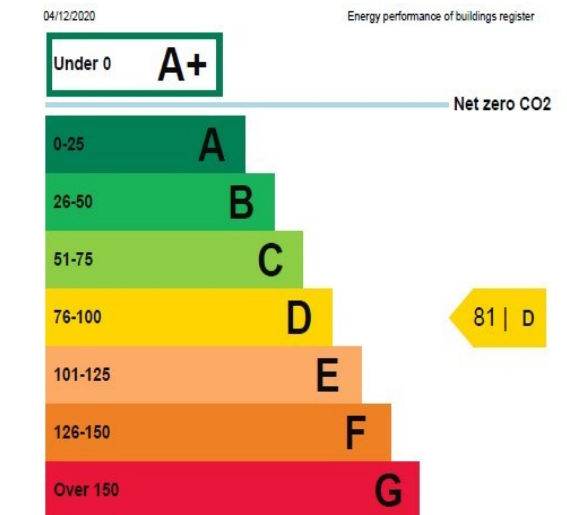
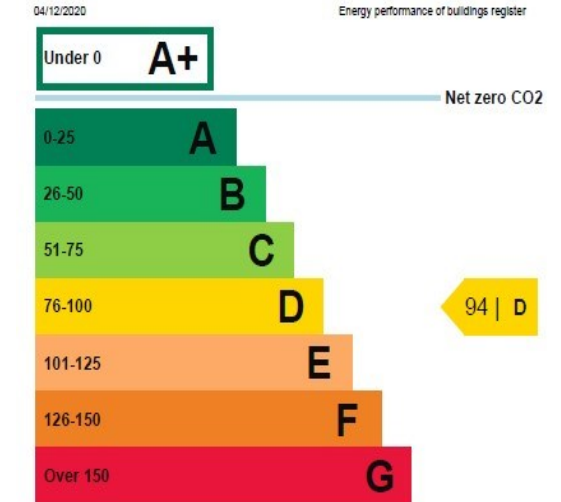
Ground floor:	£70,500
Second floor:	TBC
Rate Poundage (2020/21):	£0.538166

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VAT

VAT if applicable will be charged at the standard rate.

EPC





**If you would like to know
more please get in touch.**

Jago Bret
Principal
+44 (0)28 9031 6121
+44 (0)7903 806967
Jago.bret@avisonyoung.com

028 9031 6121
avisonyoung.co.uk/ni

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Third Floor, Rose Buildings, 16 Howard Street, Belfast BT1 6PA

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