# McConnell



**028 90 205 900** mcconnellproperty.com



## **Grade A Office Space**

Ground Floor – Unit 20 Weavers Court Business Park Linfield Road Belfast BT12 5GH



- Generous on-site car parking
- Highly accessible edge of City Centre location





#### 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**

Constructed in 2014 these award winning Grade A offices incorporate part of the original mill building to the rear and are available as a single-let headquarters or capable of being sub-divided to suit the requirements of multiple occupiers.

The property forms part of a purpose built Business Park. There is dedicated parking and ample free staff and visitor parking is available on a first come first served basis.

Internally the space has been finished to a high standard throughout to include air-conditioning, LED lighting, raised access flooring at ground, first and front of second floor with a suspended timber floor to second floor rear area. There is a 12 person passenger lift and cycle parking with shower facilities provided on each floor.

#### **ACCOMMODATION**

Floor	Sq Ft	Sq M
Ground	c. 6,278	599.87
First	c. 7,955 <b>LET</b>	739.04
Second	c. 5,028 <b>LET</b>	467.11
Total Internal Area	c. 19,261	1,806.03

#### SERVICE CHARGE

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, security, upkeep of common areas and management etc.

The current service charge estimate is £3.41 psf + VAT.

#### **INSURANCE**

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

### **TO LET** - Unit 20 Weavers Court Busines Park, Belfast

## McConnell











#### **TO LET** - Unit 20 Weavers Court Business Park, Belfast





#### **LEASE TERMS**

Rent: £20 psf + VAT

Term: Subject to negotiation

The space will be offered on effectively Full Repairing and

Insuring terms via recovery of a service charge

#### **RATES**

Ground Floor NAV: £108,500

1st Floor NAV: £148,000

2nd Floor NAV: £80,800

Rate in £ for 2023/24: 0.572221

(Note: prospective Tenants are advised to make their own

enquiries in relation to Rates).

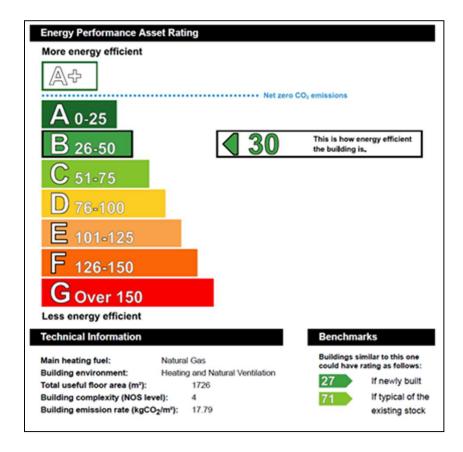
#### **VAT**

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

#### **EPC**

The property has an energy rating of B30.

Full Certificates can be made available upon request.

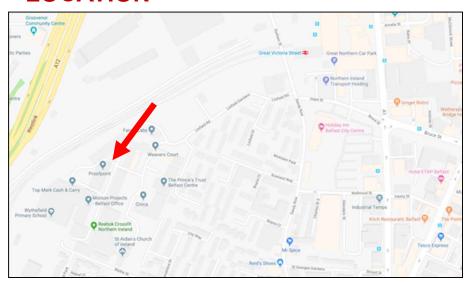


#### **TO LET** - Unit 20 Weavers Court Business Park, Belfast





#### 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/uksi/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 Property. 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: Philip Culbert or Greg Henry

**Tel:** 028 90 205 900

**Email:** philip.culbert@mcconnellproperty.com

greg.henry@mcconnellproperty.com

Montgomery House, 29-31 Montgomery Street,

BT1 4NX

Disclaimer: McConnell Property and its subsidiaries and their joint agents if any for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of McConnell Property or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference to condition, working order or availability of services or fittings or, any guarantee or warrantee or statutory or any other permission, approval or reference to suitability for sevices or fittings or sevices or fittings or any title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of McConnell Property has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (by Price or rent any be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT points of death or personal injury caused by the negligence of McConnell Property or its employees or agents. McConnell Property will not be liable, whether in beginning the property or its employees or agents. McConnell Property, will not be liable, whether in prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information has been made or given fraudulently by McConnell Property. (vi) In the case of new development or refu