

# McConnell



**028 90 205 900**  
**mcconnellproperty.com**

**TO LET**

## Grade A Office Space

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

- Accommodation extends to c. 6,278 sq ft
- Generous on-site car parking
- Highly accessible edge of City Centre location

Montgomery House,  
29-31 Montgomery Street, Belfast, BT1 4NX

T: 028 90 205 900  
E: [info@mcconnellproperty.com](mailto:info@mcconnellproperty.com)

## 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
<b>Total Internal Area</b>	<b>c. 19,261</b>	<b>1,806.03</b>

## 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.

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## 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).

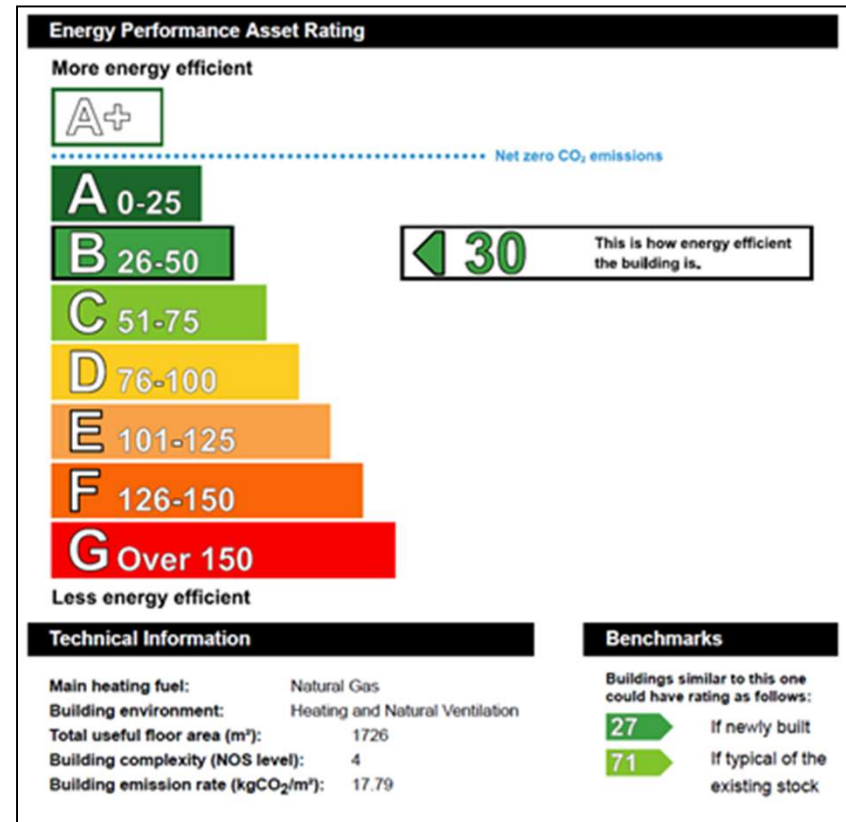
## VAT

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

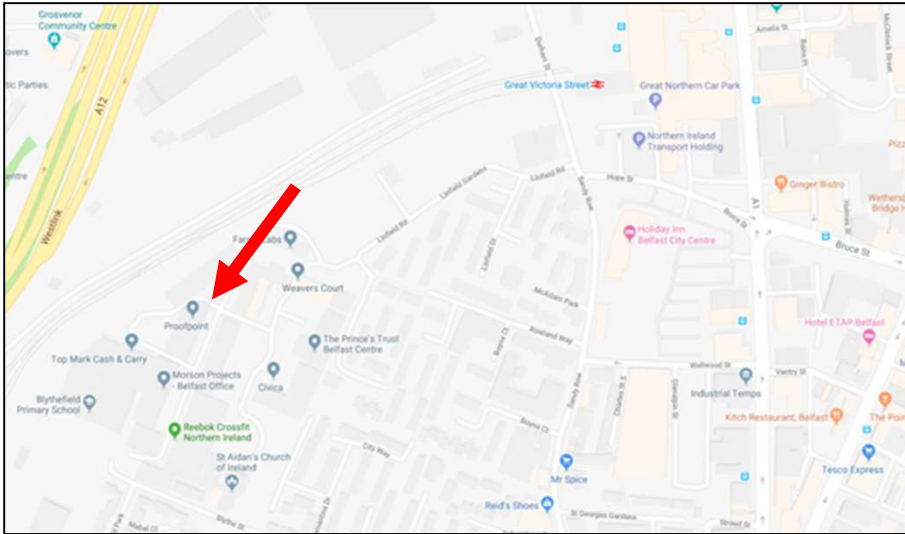
## EPC

The property has an energy rating of B30.

Full Certificates can be made available upon request.



## 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/uk/si/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:



**Contact:** Philip Culbert or Greg Henry  
**Tel:** 028 90 205 900  
**Email:** [philip.culbert@mcconnellproperty.com](mailto:philip.culbert@mcconnellproperty.com)  
[greg.henry@mcconnellproperty.com](mailto:greg.henry@mcconnellproperty.com)

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