



Instinctive
Excellence
in Property.

To Let

Office

Units 1 & 2 Teal Pavilion
Portside Business Park
189 Airport Road West
Belfast
BT3 9ED

OFFICE



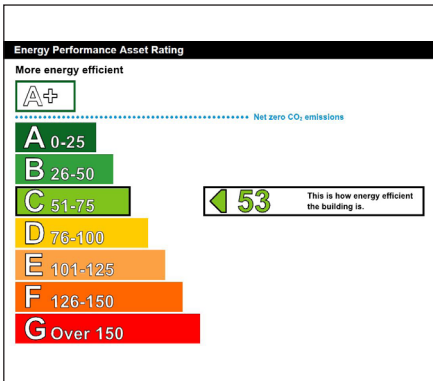
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EPC



Location

This office accommodation is located prominently within Portside Business Park and is only 2 miles from Belfast city centre. It is within close proximity to Belfast City Airport, the Sydenham Bypass and the M3 interchange.

Portside Business Park is widely known as one of Belfast's prime business locations.

Other occupiers located within this business park include Pentagon, Disability NI and Output Digital.

Description

Located within the secure setting of the business park, the subject property which extends over the ground and first floors has been finished to a high standard with finishes to include concrete carpeted floors, painted and plastered walls, perimeter trunking, suspended ceiling and double glazed windows.

Car Parking:- 15 car parking spaces to be included within the lease.

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
Ground	1,724.60	160.27
First	1,965.90	182.80
Total	3,690.50	342.97

Rates

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

Net Annual Value: £38,400
Rate in the £ for 2024/2025: £0.599362



Lease Terms

Term: Negotiable
Rent: £10 per sq ft
Rent Review: To be confirmed

Service Charge: £840 plus VAT per annum
Insurance: £1,985.46 plus VAT per annum

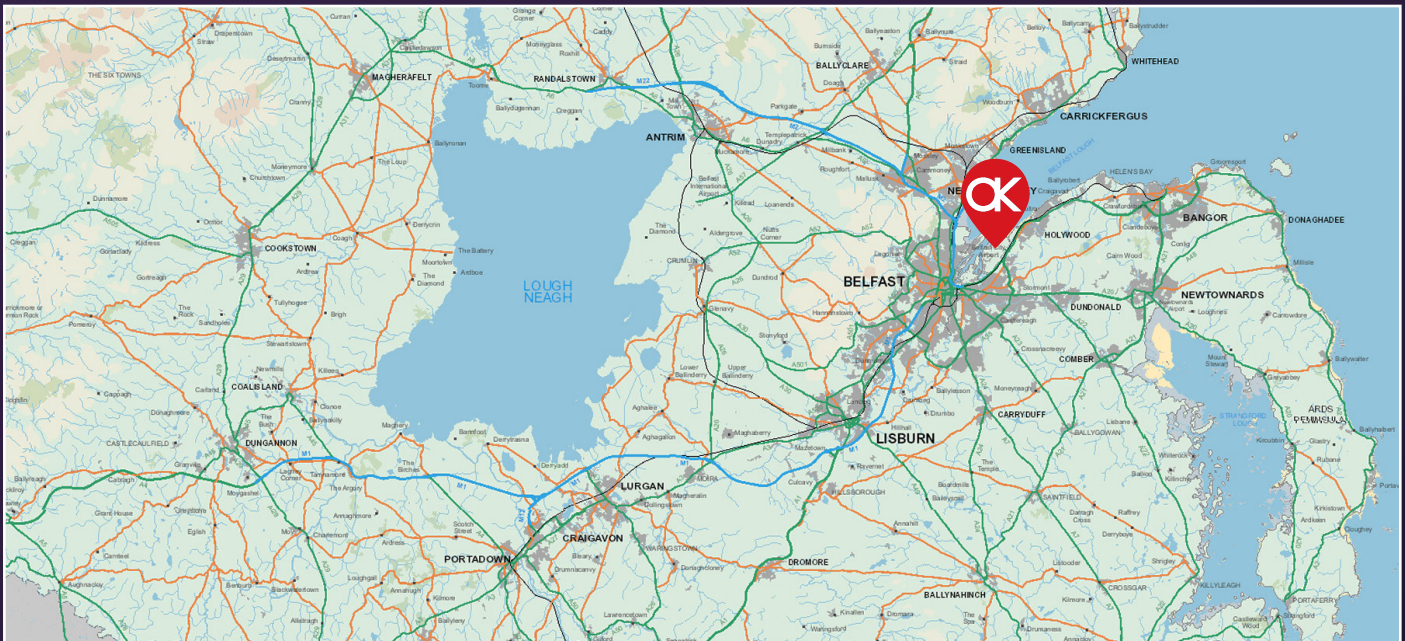
VAT

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





FOR IDENTIFICATION PURPOSES ONLY



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CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.