McConnell () JLL Alliance Partner







Modern Office Accommodation

Unit 13 Weavers Court Business Park Linfield Road Belfast **BT12 5GH**

- Accommodation extends to c. 4,430 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

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

The property forms part of a purpose built edge of City Centre business park. The subject comprises c. 4,430 sq ft of self contained, modern office accommodation with dedicated parking. Ample free staff and visitor parking is available on a first come first served basis.

This ground floor unit features bright & airy accommodation with high ceilings, raised access floors, air-conditioning, fitted kitchen facilities and WCs.

LEASE DETAILS

Rent: £16.00 psf + VAT Term: Subject to negotiation

The space will be offered on effectively Full Repairing and Insuring terms via recovery of a service charge.



SERVICE CHARGE

A service charge will be levied to cover a fair proportion of the cost of external repairs and maintenance, security and upkeep of common areas, management etc. Current year estimate £1.99 psf + VAT

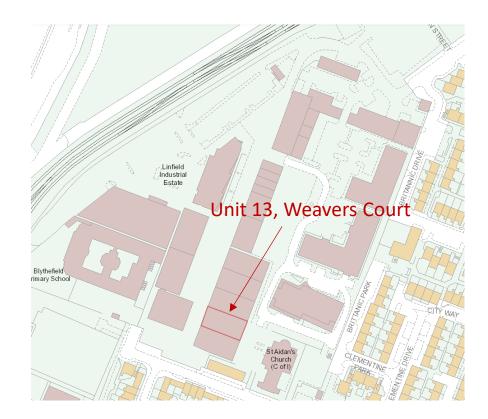
INSURANCE

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



VAT

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



Montgomery House, 29-31 Montgomery Street, Belfast, BT1 4NX T: 028 90 205 900 E: info@mcconnellproperty.com

RATES

We are advised by Land & Property Services that the Net Annual Value of the property is $\pounds74,300$

The current commercial rate in the pound is £0.626592 (2025/26).

Therefore, the rates payable for 2025/2026 are estimated at £46,555.79

Interested parties are advised to make their own enquiries in respect of rates.

EPC

The property has an energy rating of B28.

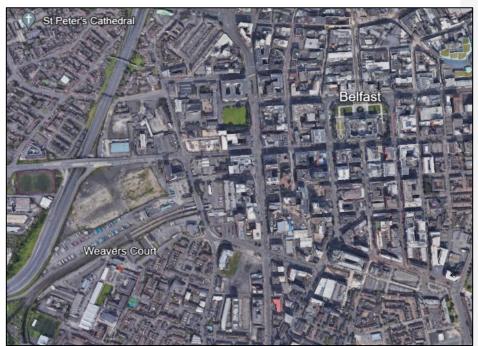
The full certificate can be made available upon request.



Energy rating and score

This property's current energy rating is B. A+ Under 0 Net zero CO2 0-25 Α В 26-50 28 B С 51-75 D 76-100 Ε 101-125 F 126-150 G Over 150

LOCATION



Customer Due Diligence

VIEWING

For further information or to arrange a viewing, please contact:





Contact: Phil Culbert / Greg Henry 028 9020 5900 Tel: Email: philip.culbert@mcconnellproperty.com greg.henry@mcconnellproperty.com

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

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 Chartered Surveyors. 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.

Disclaimer: McConnell Chartered Surveyors 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 Chartered Surveyors or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings ion, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any ntations 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 Charter ion 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. selves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the neglig ever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by McConnell nt or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or am ilability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and McConnell Chartered Surveyors shall have no liability whatsoever conce discrepancy in connection with such matters