

**TO LET**



## Modern First Floor Office Suite

**Suite 10B3**  
**Weavers Court**  
**Belfast**  
**BT12 5GH**

- Accommodation extends to c. 4,509 sq ft
- 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; shower facilities 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. 4,509 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.

Internally the space has been finished to a high standard throughout to include plastered / painted walls, air conditioning and suspended ceilings with recessed lighting. The suite further benefits from passenger lift access.

The suite comprises a mix of open plan and private office space with a kitchen area contained within. Communal W.C facilities are also provided.

## ACCOMMODATION

c. 4,509 sq.ft (Net Internal Area)

## SERVICE CHARGE

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, security and upkeep of common areas etc. We understand the current service charge estimate is £4.04 psf + VAT

## INSURANCE

An incoming tenant will reimburse a fair proportion of the Landlord's buildings insurance premium.



## LEASE TERMS

Rent: On application

Term: Subject to negotiation

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

## RATES

Net Annual Value: £75,900 (Source: LPS online database)

Rate in £ for 2023/24 : 0.572221

Rates payable 2023/24 approx. £43,432

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

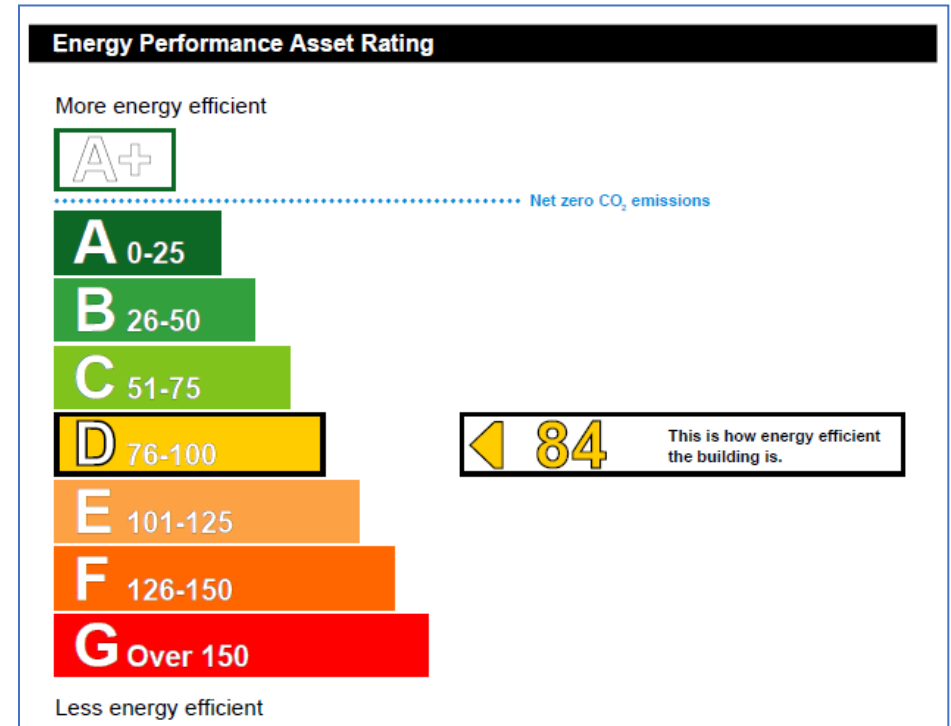
## VAT

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

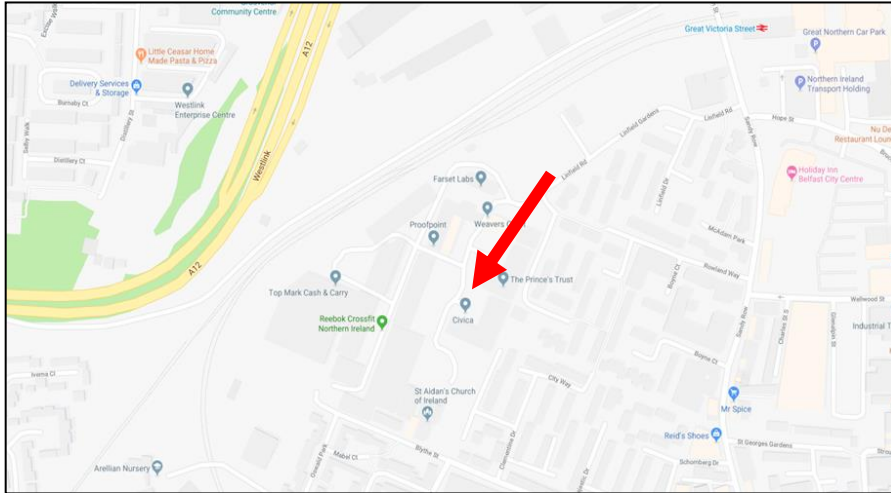
## EPC

The property has an energy rating of D84.

Full Certificates can be made available upon request.



## LOCATION



## VIEWING

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

**McConnell**

**JLL** Alliance Partner

**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

### 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/ukxi/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.