



Purdys Lane/Outer Ring, South Belfast.

To Let

Three office suites with
on site car parking.

2,137 - 6,411 Sq. Ft.

(198.5 - 595.5 Sq. M)



Location

Forestview is located in an attractive South Belfast suburban location, adjacent to the junction of the Saintfield Road and the A55 Outer Ring, yet only 2 miles to Belfast City Centre.

The outer ring provides easy access to Lisburn, North Down, Carryduff and beyond. George Best City Airport is also within a 15 minute drive.

Accessibility, car parking and a pleasant working environment are the main attributes of these office suites.

Forestsides Shopping Centre with M&S, Sainsbury's and Dunnes Stores is a short walk. Tesco and Drumkeen Retail Park are also nearby.

There are a selection of coffee shops at Forestside as well as nearby Ormeau and Saintfield Roads. Belvoir Park Golf Club and the Lagan Valley Regional Park are also within easy reach.



Description

The building comprises a three storey office development. There is a generous on-site parking provision. All set on mature site of approx. 0.73 acres.

The property benefits from a passenger lift and each floor contains kitchen facilities and male and female toilets.

The last office suite available is capable of being configured to an incoming tenants requirement.



Existing Tenants

Suite A	Advice NI	Suite G	Bridge Accountants
Suite B	Available	Suite H	Available
Suite C	Sherwood Systems	Suite I	Integrated Education Fund
Suite D	Advice NI	Suite I	Available
Suite E	Advice NI	Suite K	Ulster Garden Villages
Suite F	Keys Finance		

Information

Rent

£13.00 per sq. ft.

VAT

All prices, charges and rentals are quoted exclusive of VAT.
The property is not VAT registered.

Rateable Value

Suite B rates payable £12,178
Suite H rates payable £11,462
Suite J rates payable £10,918

Term

5 years

Repairs & Insurance

Tenant responsible for internal repairs. External repairs via a service charge

Service Charge

A service charge will be levied to cover external repairs, maintenance of common areas and heating of the premises.

Insurance

Tenant to reimburse the landlord in respect of a fair proportion of the buildings insurance premium.



Contact

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