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Office Suites with Car Parking  
2,137 - 6,411 Sq. Ft (198.5 - 595.5 Sq. M)

Forestview,  
Purdy's Lane,  
Belfast, BT8 7AR

**TO LET**

## PROPERTY SUMMARY

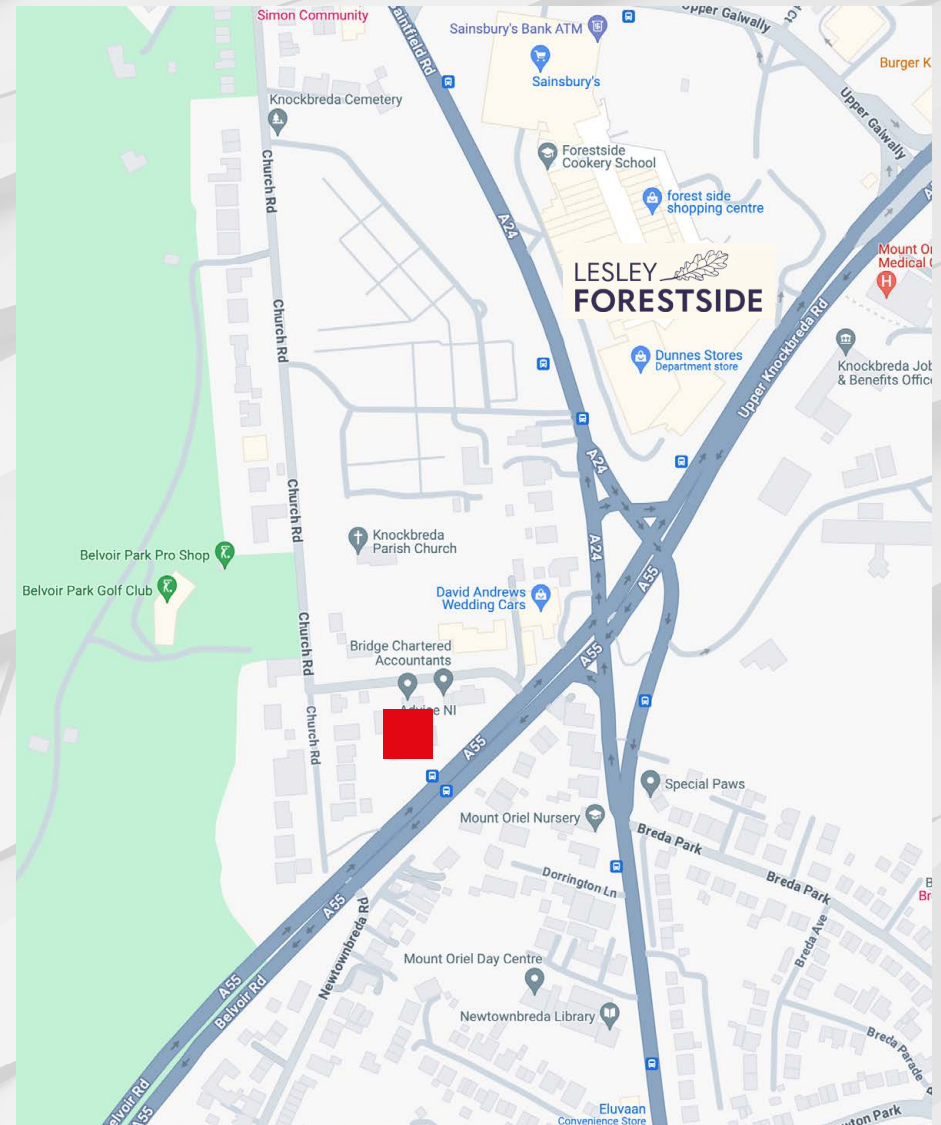
- **Dedicated on site car parking.**
- **3 office suites available 2,137 Sq. ft each.**
- **Private own door suites with communal w/c and kitchen facilities.**

## LOCATION

Forestview is 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.

Lesley Forestside Shopping Centre with M&S, Sainsbury's and Dunnes Stores is a short walk. Tesco and Drumkeen Retail Park are also nearby. There is a selection of coffee shops and new restaurants at Forestside as well as the nearby Ormeau and Saintfield Roads. Belvoir Park Golf Club and the Lagan Valley Regional Park are also within easy reach.

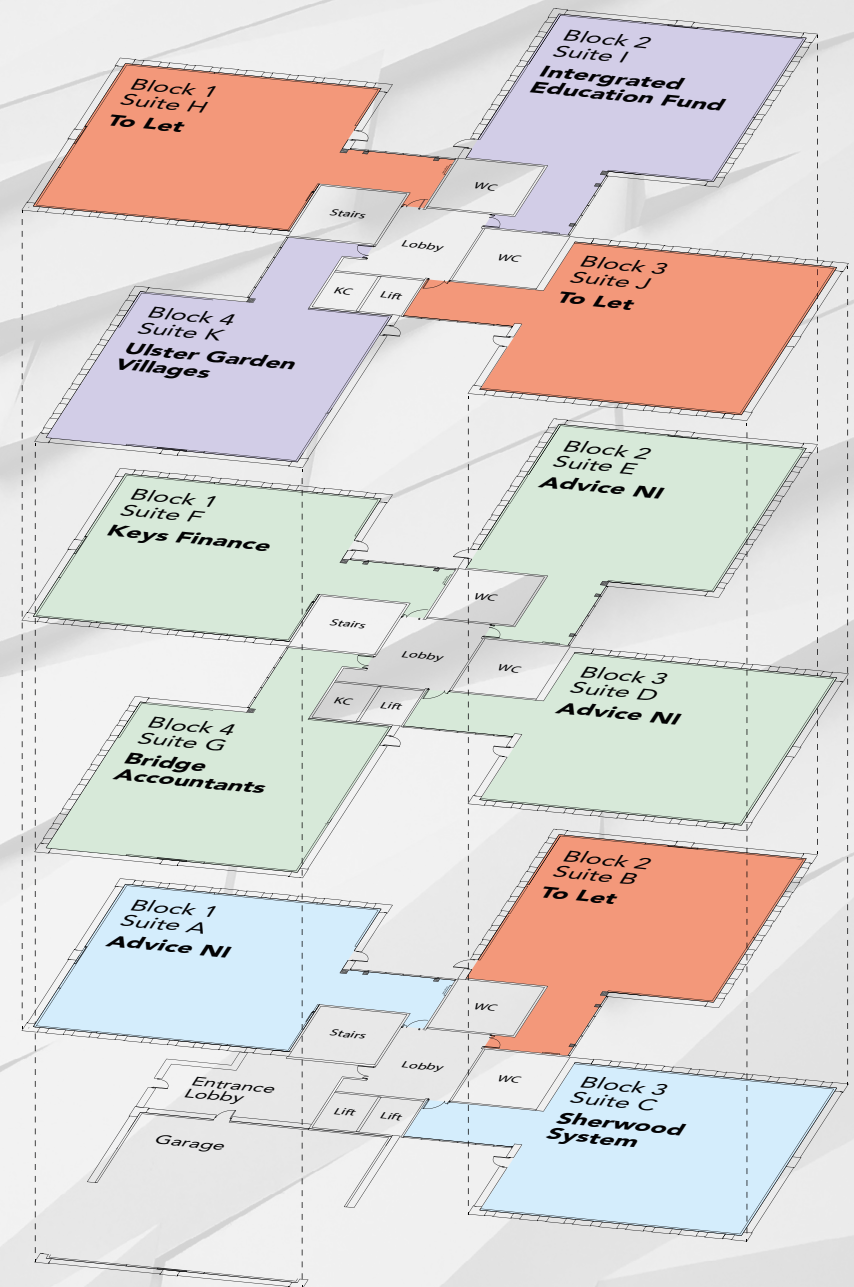


## DESCRIPTION

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. There are 3 offices available one located on the ground floor and 2 located on the 2nd floor, all offices are c. 2,137 sq. ft. Four to five car parking spaces available per suite. Additional spaces available in church car park by way of separate agreement.

## ACCOMMODATION

Floor	Sq Ft	Sq M
Ground Floor Office (Suite B)	2,137	198.5
2nd Floor Office (Suite H)	2,137	198.5
2nd Floor Office (Suite J)	2,137	198.5



## LEASE DETAILS

**Term:** Minimum 5 Years  
**Rent:** £23,500  
**Repairs:** Effectively full repairing basis by way of a service charge  
**Service Charge:** Levied to cover external repairs, maintenance, and management of the common parts, estimated below.  
\*NB – each suite's heating cost is included in the service charge  
**Insurance:** Tenant to pay a proportion of the building's insurance premium, estimated below.

Suite B	Insurance £350	Service Charge £10,757
Suite H	Insurance £425	Service Charge £11,324
Suite J	Insurance £425	Service Charge £11,324

Heating of the suites is included in the service charge, this is c. 20% of the total expenditure.

## RATEABLE VALUE

We are advised by Land & Property Services for the term 2024 -2025 below:

Suite B	Nav - £22,100.00	Rates Payable £13,245.90
Suite H	Nav - £20,800.00	Rates Payable £11,867.36
Suite J	Nav - £19,800.00	Rates Payable £12,466.73



## EPC

A copy of the EPC Certificate can be made available upon request.

Suite B 94 - B

Suite H 56 - C

Suite J 53 - C

## VAT

All prices, rentals and outgoings are quoted exclusive of VAT which is not chargeable on this property.

## VIEWING AND FURTHER INFORMATION

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