

# Ashgrove Suites, 30 Wildflower Way, Belfast, BT12 6TA

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## To Let

Ground & First Floor Office Accommodation of approx. 5,896 sq ft with 44 no. car parking spaces



Lambert  
Smith  
Hampton

## Location

The subject premises occupy a prominent location on Wildflower Way, Belfast which is just off the Boucher Road. The Boucher Road is approximately 1 mile from the city centre and is renowned for its retail warehouse and showroom occupiers such as Charles Hurst, Tescos, DFS and The Range.

The subject offices are located at 30 Wildflower Way with neighbouring occupiers that include, Locksley Engineering Co Ltd, Arc NI and Teamwear Ireland.

## Description

The subject premises comprise approximately 5,896 sq ft of ground and first floor office accommodation. The space itself is self-contained and accessed via a shared entrance lobby. It is finished to a modern standard to include carpeted flooring, plastered and painted walls, suspended ceiling, LED lighting, perimeter trunking, kitchen facilities and male and female WC facilities. There are DDA compliant toilets on ground floor level. The space is cellular and made up of several individual offices. It benefits from 44no. allocated car parking spaces.

## Schedule of Accommodation

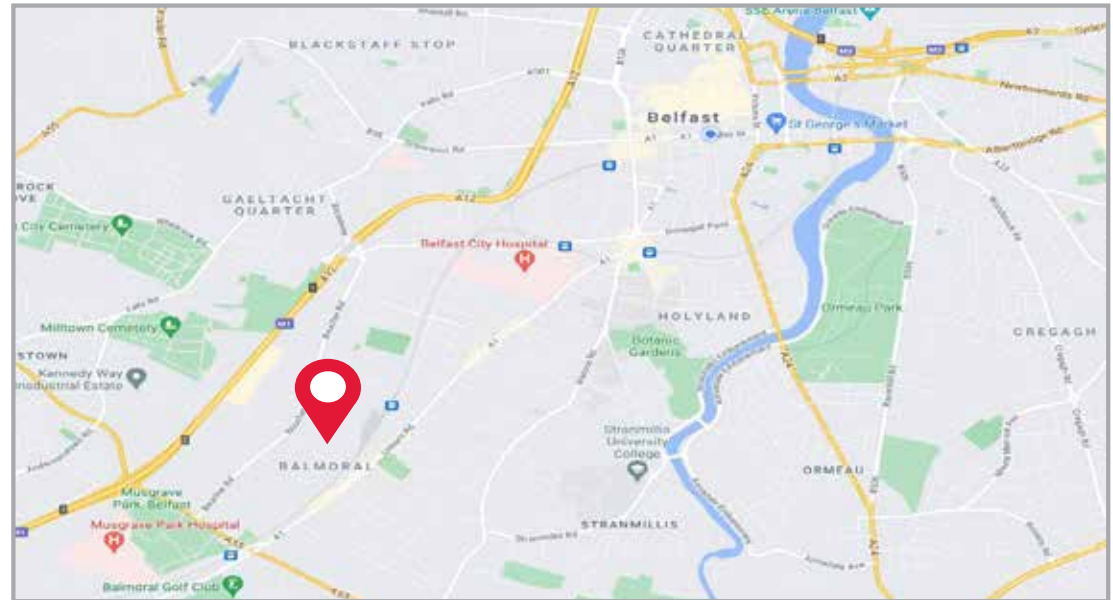
	Sq Ft	Sq M
<b>Total</b>	<b>5,896</b>	<b>547.75</b>

## Lease Details

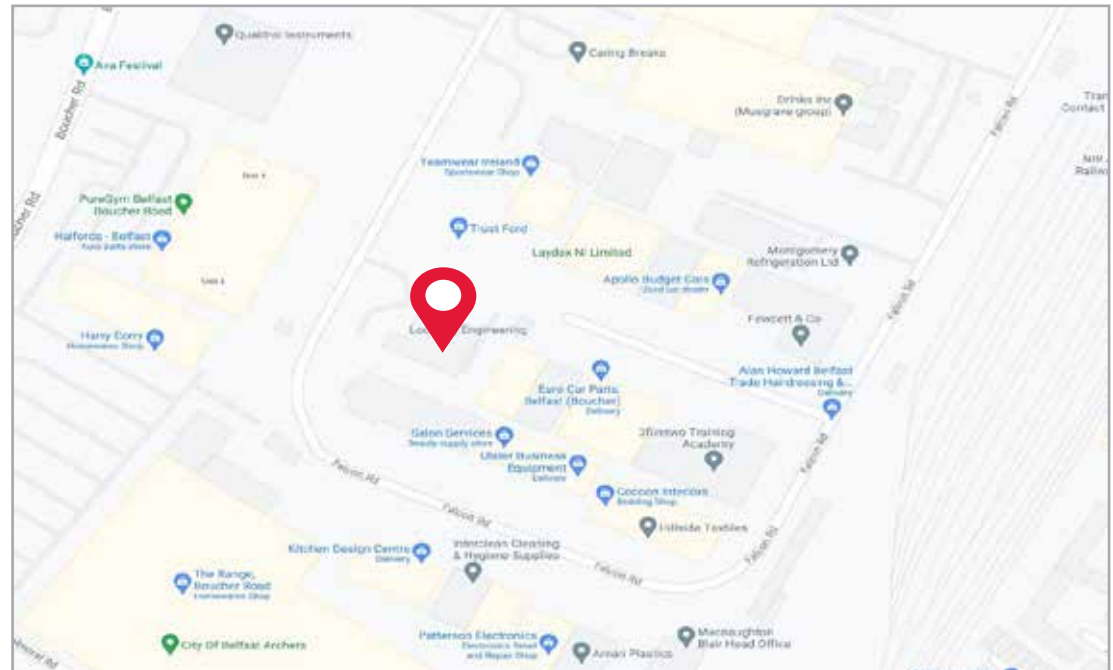
- Term** - By negotiation.
- Rent** - £60,000 per annum.
- Insurance** - The tenant will be responsible for reimbursing the landlord with a fair proportion of the insurance premium for the whole building.
- Repairs** - The tenant will be responsible for both internal and external repairs.

## Energy Performance Certificate

The property benefits from an EPC rating of C67. The EPC is available upon request.



For Indicative Purposes Only







## Rates

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

Net Annual Value: £50,700  
Rate in the £20/21: £0.538166  
Rates Payable: £27,285

## Value Added Tax

We have been advised that the subject property is registered for VAT, therefore VAT will be charged in addition to the prices quoted.

## Viewing Details / Further Information

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

**Lambert  
Smith  
Hampton**

Tom Donnan  
**07442 495827**  
tdonnan@lsh.ie

Kyle Abernethy  
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