



**TO LET**

**Modern Own Door Office Suite with Dedicated Car Park Spaces**

**Unit 3, Rowan House, Beechill Business Park, Belfast**



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## Modern Own Door Office Suite with Dedicated Car Park Spaces

### Unit 3, Rowan House, Beechill Business Park, Belfast



Approx..7 miles to Belfast City Airport.

### Location

Belfast is the capital city of Northern Ireland with a population of c. 635,000 and a catchment in excess of 1.0m persons. The City is located approximately 100 miles north of Dublin, 75 miles southeast of Derry-Londonderry and benefits from excellent air, road and rail transport links, being served by two airports within a short drivetime whilst there is a direct rail link to Dublin.

Rowan House is located within Beechill Business Park in the heart of South East Belfast just off Belfast's Outer Ring Road approximately 4 miles south of the city centre.

The surrounding locality provides a vibrant mix of users with residential, commercial and retailers including Tesco and Forestside Shopping Centre.

### Description

The available property comprises a standalone high spec own door suite with carpeted flooring, suspended ceilings with recessed lighting and glazed partitioning to individual offices.

Other finishes include :

- Gas fired heating
- Intruder Alarm
- Plastered and painted walls
- Perimeter Trunking
- Dedicated car park spaces

### VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.



Within close proximity to Forestside Sopping Centre and Tesco.



Approx. 4 miles to Belfast City Centre.



Approx. 5 miles to Great Victoria Train Station

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## Accommodation

The premises provides the following approximate internal areas:

Unit 3	Area sq. m	Area sq. ft
Ground Floor Offices	74	800
Disabled Toilet		
First Floor Offices	73	790
Kitchen	6	60
<b>Total NIA</b>	<b>153 sq m</b>	<b>1,650 sq. ft</b>

## Lease Details

Unit 3	
Term	By negotiation.
Rent	£26,000 per annum.
Repairs & Insurance	Full repairing and insuring Terms via a service charge. (Amount to be confirmed)

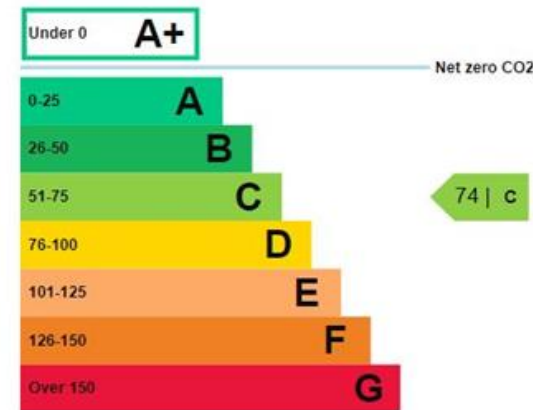
## Rates

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

Rates Payable:

Unit 3 – Approx. £9,103

## EPC

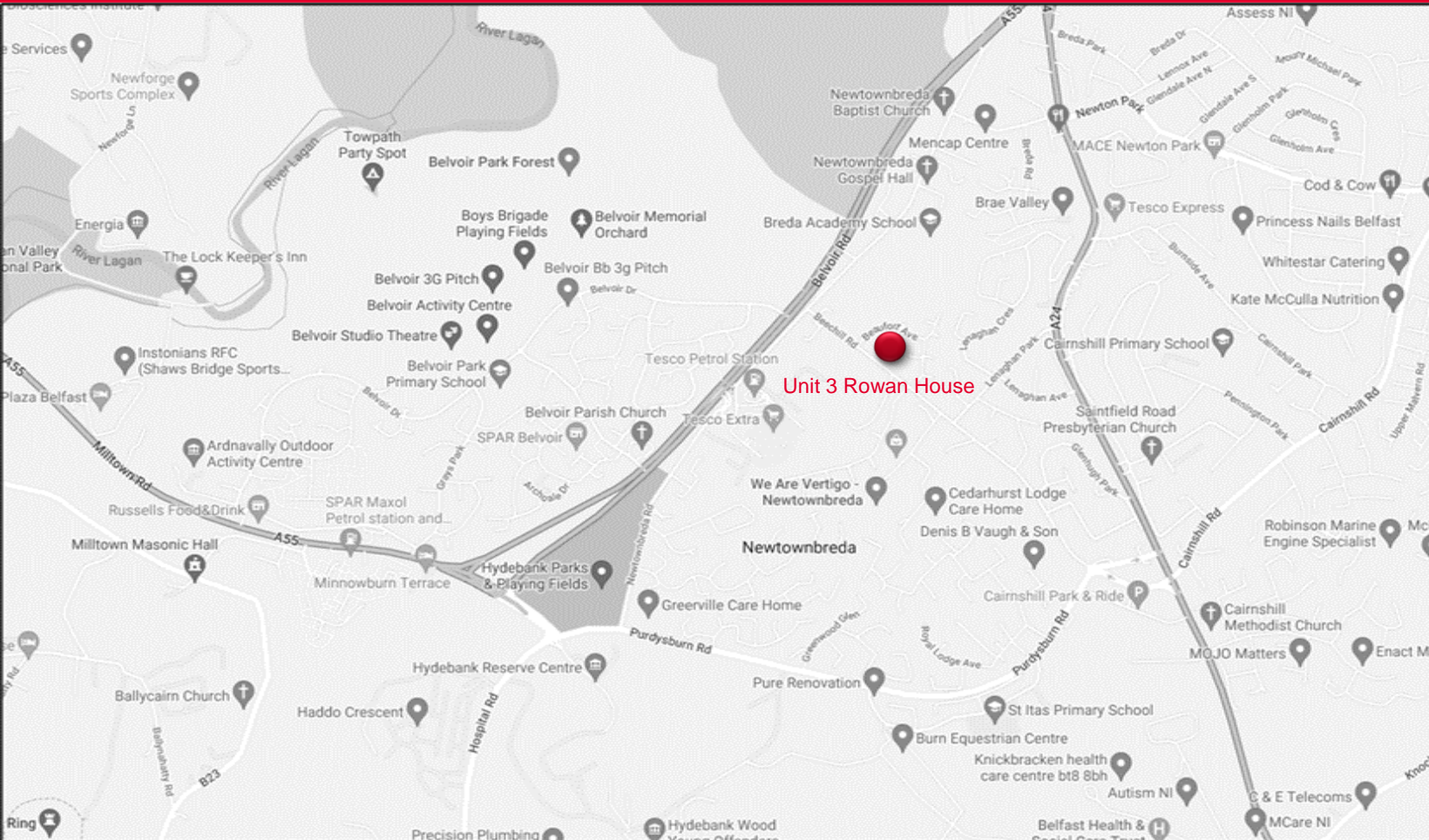




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Not to Scale / For Identification Purposes Only

For more information, please contact:

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