



**Instinctive  
Excellence  
in Property.**

# For Sale/To Let

**Self-contained Ground Floor Office Suite  
c. 1,800 sq ft with Dedicated Parking**

Suite 3A, Alexander House  
Castlereagh Road Business Park  
478 Castlereagh Road  
Belfast  
BT5 6BQ

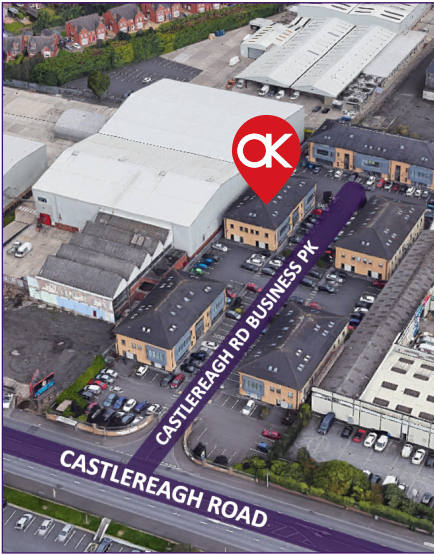
**OFFICE**





**OFFICE**

**Location Map**



**Location**

The property is located in East Belfast within Castlereagh Business Park off the Castlereagh Road close to A5 junction with Ballygowan Road. Castlereagh Business Park is a compact and modern development providing offices and ample car parking facilities.

**Description**

Finishes include:

- Carpeted flooring
- Painted / plastered walls
- Three compartment scree trunking
- Suspended ceilings with recessed / diffused lighting
- Part glazed partitioning to offices
- Gas fired heating
- Kitchen and WC facilities
- Intercom entry system
- 6 dedicated car parking spaces

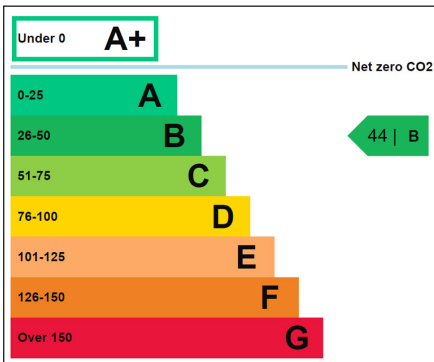
Other occupiers in the Park include CJS Payroll, Fscm and Autokleen.

**Accommodation**

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Suite 3A (Net Internal Area)	1,800	167

**EPC**



**Rates**

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

**Net Annual Value:** £18,300  
**Rate in £ for 2023/2024:** £0.572221

**Lease Details**

**Rent:** £20,000 per annum exc.  
 Lease terms to be negotiated.

**Sale Details**

Sale price on application.

**VAT**

All prices, rentals and outgoings are quoted exclusive of VAT.



**MARK CARRON:** 📞 028 9027 0016 📠 079 8099 9149 ✉ mark.carron@osborneking.com  
**COLLA McDONNELL:** 📞 028 9027 0047 📠 079 5620 7675 ✉ colla.mcdonnell@osborneking.com

**Osborne King, 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD**

📞 028 9027 0000 ✉ property@osborneking.com 🌐 www.osborneking.com 📺 📷 📱

**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/uk/si/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 Osborne King. 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.

**MISREPRESENTATION ACT 1967**

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.