



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

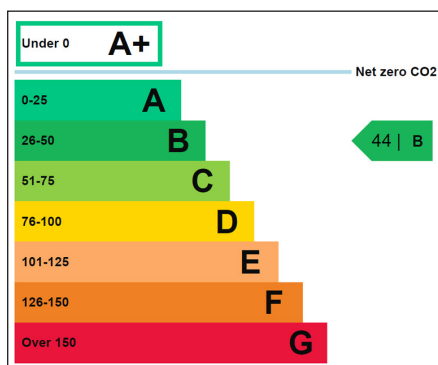


OFFICE

Location Map



EPC



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 screed 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

VAT

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

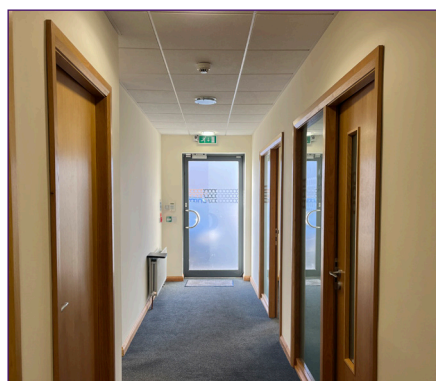
Lease & Sale Details

Rent and sale price on application.

Rates

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

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



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