

Formation Works, Edgewater Office Park, 11-12 Edgewater Road, Belfast, BT3 3JQ

To Let

Serviced Office Suites from 156 sq ft to 1,983 sq ft with On-Site Car Parking



Lambert
Smith
Hampton

Location

Formation Works Edgewater is a bustling hive of activity at Belfast's Victoria Terminal Port. Based in the Dargan area, Belfast's industrial epicenter, this location provides easy access to the motorways, airports and the docks. Formation Works Edgewater allows you to experience the buzz of a Belfast office location without the hassle of City Centre traffic and parking.

- 16 miles from Belfast International Airport
- 5 miles from Belfast City Airport
- 101 miles from Dublin Airport
- 22 miles from Larne Port
- 0.5 miles from Belfast Port
- 4 miles from Belfast City Hall

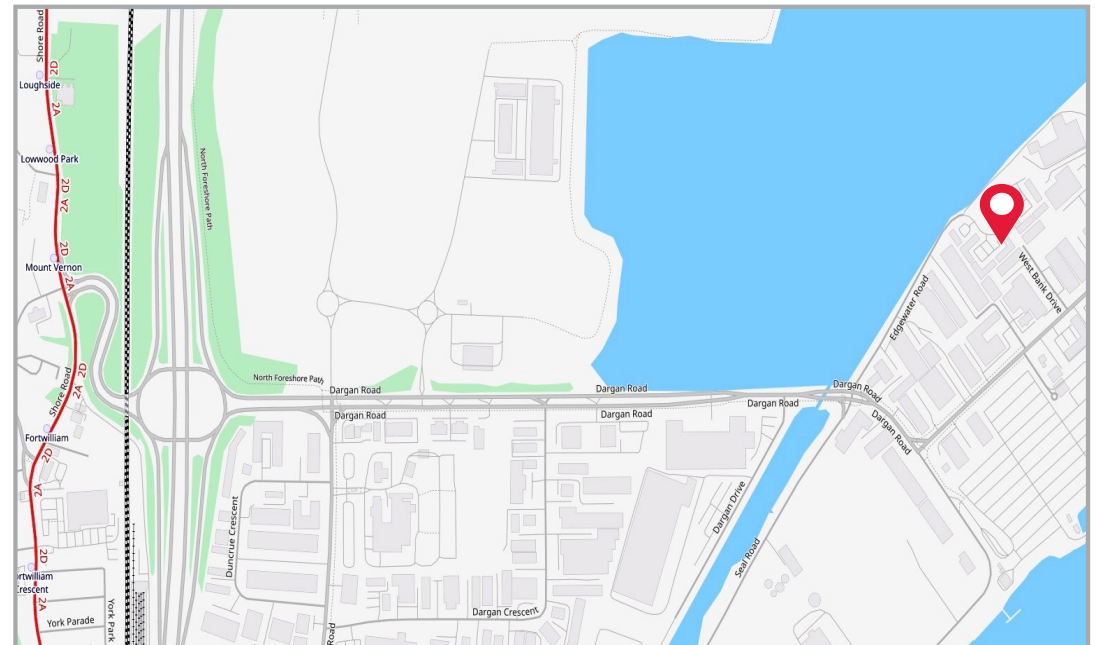
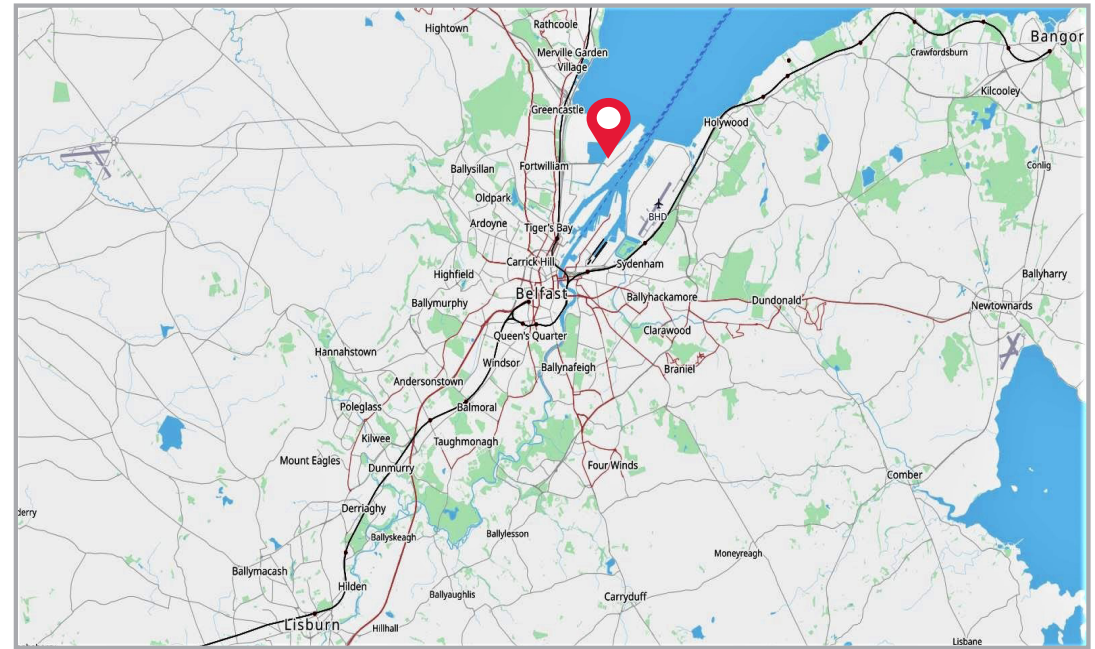
Description

A variety of office space solutions are available and can be tailored to suit the specific needs of your organisation. The offices are finished to the highest specification and range in size from 156 sq ft to 1,983 sq ft. Amenities include:

- Tailored office solutions;
- Spacious accessible units;
- Single bill solution;
- No deposit required;
- Attractive meeting rooms & event spaces;
- Breakout and collaboration areas;
- Super-fast Wi-fi connection;
- Ample on-site parking;
- 24 Hour access;
- On-site security and maintenance;
- Cleaning services;
- Shower facilities;
- Virtual office options;
- Storage options available;
- App based room booking system;
- Dining area;
- Sustainable, eco-friendly workspaces.

Lease Details

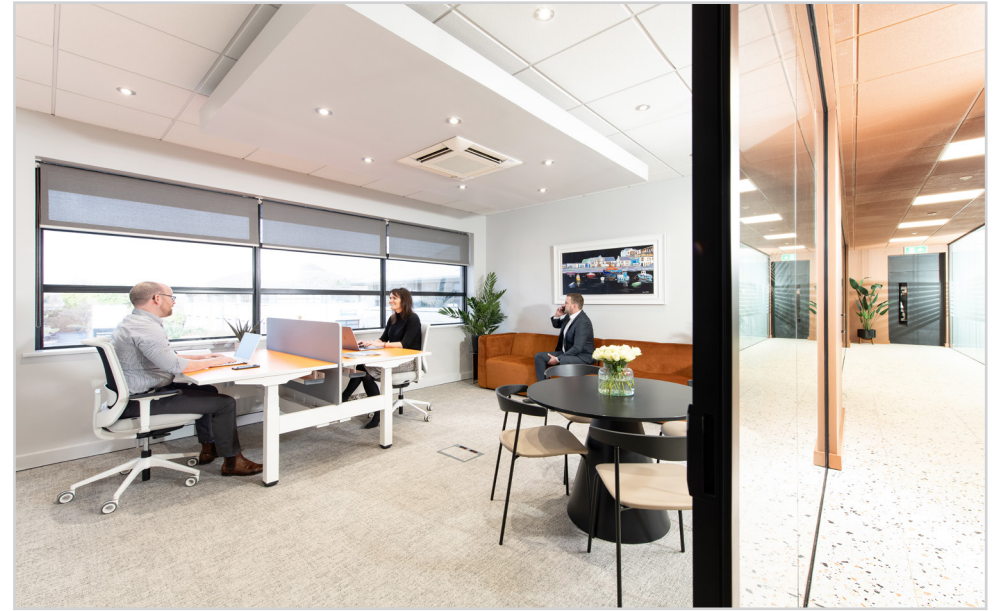
For information regarding lease details and service provisions please contact the agent.



For Indicative Purposes Only



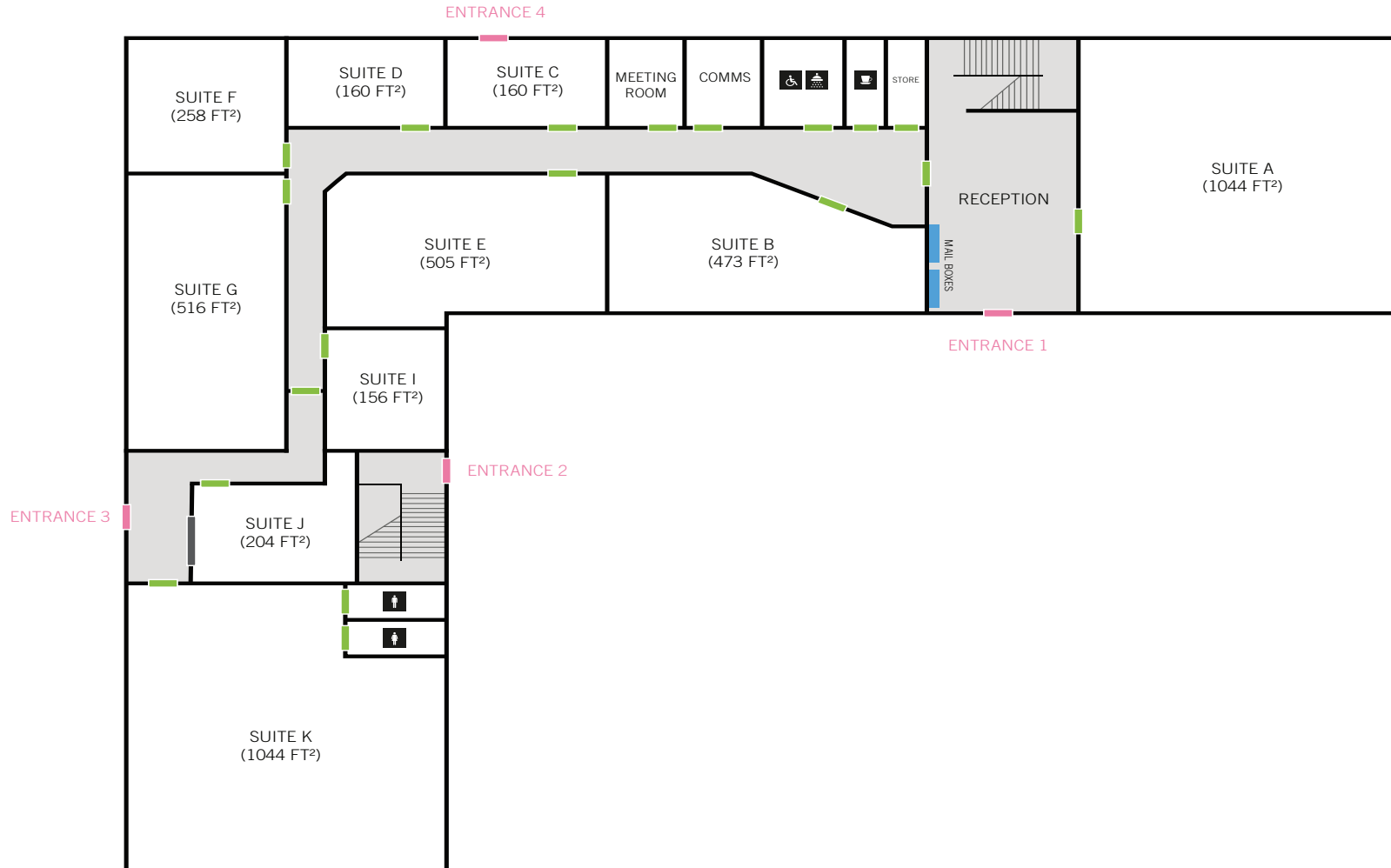
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Ground Floor Plan

- ENTRANCE
- SUITE ENTRANCE



TOTAL SPACE: 5,038 FT²

For Indicative Purposes Only

First Floor Plan

- ENTRANCE
- SUITE ENTRANCE



TOTAL SPACE: 4,495 FT² For Indicative Purposes Only



Schedule of Accommodation

Ground Floor	Sq Ft	Sq M
Suite B	473	43.9
Suite C	160	14.9
Suite D	160	14.9
Suite F	258	24.0
Suite I	156	14.5
Suite J	204	18.9
First Floor	Sq Ft	Sq M
Suite 2	216	20.1
Suite 4	308	28.6
Total Available	1,935	179.8

Value Added Tax

We are advised that the subject property is VAT registered and 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**

Kyle Abernethy
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kabernethy@lsh.ie



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