

5,070 SQ FT SEMI-DETACHED OFFICE BUILDING WITH ON-SITE CAR PARKING

TO LET

189 AIRPORT ROAD WEST, BELFAST, CO. ANTRIM, BT3 9ED



DISABILI

DISABILITY ACTION CAR PARK

# Description

The subject property comprises a 2-storey semi-detached office. The building is currently owner occupied by Disability Action, who intend to occupy the first floor only leaving the ground floor available to let.

The ground floor has been internally sub-divided by stud and glass partitions to provide a range of office accommodation. There is ample circulation space along with accessible toilet facilities within the available unit.

The accommodation provided is finished to a high specification to include:

- carpeted/wooden floor coverings
- plastered and painted walls
- suspended ceilings with recessed fluorescent spotlighting throughout together with excellent natural light
- gas fired central heating
- aluminium framed double glazed windows

### **Car Parking**

There is external surface car parking and approximately 30 spaces will be made available for the tenant.

### Accommodation

Floor	Sq Ft	Sq M
Ground Floor	5,070	471
1000 march 10 march 1		

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## Location

Belfast has a population of 339,500 with a regional population of 1 million. The city is the 2nd fastest growing knowledge economy in the UK.

The subject occupies a prominent location fronting onto Airport Road West within Sydenham Business Park and the Belfast Harbour Estate, approximately 4 miles north-east of Belfast city centre. There are a range of occupiers in the immediate vicinity including Phoenix Gas, Convergys, SHS Group, Calour Gas and HeartSine.

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In addition, there are a range of retail uses within the Holywood Exchange including Ikea, B&Q, Sainsbury's and Next Home. Sydenham Business Park benefits from excellent transportation links being approximately 1 mile from George Best Belfast City Airport and the Sydenham By-pass which links to the M3 Motorway and Westlink/ M2 approximately 3 miles away.

There is a regular Metro Bus service from Belfast city centre with the stop being immediately outside the property.

PRICING



TO LET





PROPERTY

DESCRIPTION

LOCATION

GALLERY

PRICING





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# Lease Details

Rent: Term: Service Charge: £10.00 per sq ft exc. By negotiation To be confirmed

# Rates

Having consulted the LPS website we understand that the NAV of the entire premises is  $\pounds36,900$  making the estimated rates payable  $\pounds22,661$  per annum for 2019/20.

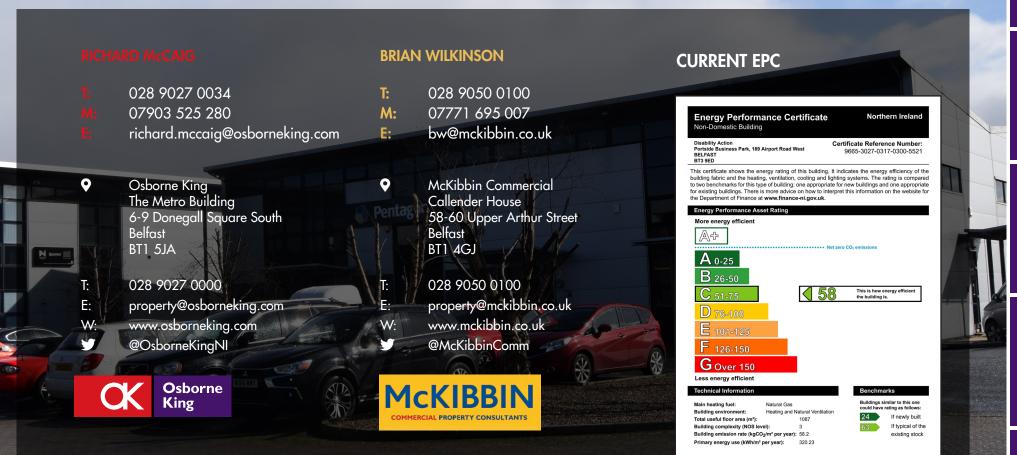
Please note this will need to be re-assessed by LPS following the new tenants occupation.

## VAT

The subject property is registered for VAT, therefore VAT will be payable on Rent and Service Charge.



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#### **MISREPRESENTATION ACT 1967**

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