



Osborne King

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

McKIBBIN
COMMERCIAL PROPERTY CONSULTANTS

PROPERTY

DESCRIPTION

LOCATION

GALLERY

PRICING

CONTACT

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

TO LET



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TO LET

189 AIRPORT ROAD WEST, BELFAST, BT3 9ED



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

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.

In addition, there are a range of retail uses within the Hollywood 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.



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Lease Details

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

Rates

Having consulted the LPS website we understand that the NAV of the entire premises is £36,900 making the estimated rates payable £22,661 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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CURRENT EPC

Energy Performance Certificate Northern Ireland
 Non-Domestic Building

Disability Action
 Portside Business Park, 189 Airport Road West
 BELFAST
 BT3 9ED

Certificate Reference Number:
 9665-3027-0317-0300-5521

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at www.finance-ni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

58 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	1087
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	58.2
Primary energy use (kWh/m ² per year):	320.23

Benchmarks

Buildings similar to this one could have rating as follows:

24	If newly built
63	If typical of the existing stock

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 and McKibbin Commercial 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: The Metro Building, 6-9 Donegall Square South, Belfast, BT1 5JA. 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. Reproduced with the consent of Goad Cartographers Ltd, Old Hatfield.

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/ukSI/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 and McKibbin Commercial. 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.