

# To Let

Modern own door office of approx. 2,150 sqft (200sqm)  
**Building 6, Belmont Office Park,**  
**232-242 Belmont Road, Belfast, BT4 2AW**



**CUSHMAN &  
WAKEFIELD**



**McCOMBE  
PIERCE**





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## Location

This modern own door office is located within the very popular Belmont Office Park at the junction of Belmont Road and Hawthornden Way within leafy East Belfast.

The location is ideal for access to both the City Centre as well as Stormont, Belfast City Airport and the main motorway network linking Belfast to the remainder of the province.

Located approx. 3 miles from the City Centre, the location benefits from ease of access to the local amenities in both Belmont and Ballyhackamore.

## Description

The subject property forms part of a purpose built, edge of town modern office park, comprising of 9 no. own door offices.

The subject property extends to approx. 2,150sqft over 2 floors with its own exclusive access and 6 car designated car park spaces.

The accommodation is arranged over ground and 1st floor and has only recently been refurbished to a high standard and is available for immediate occupation.

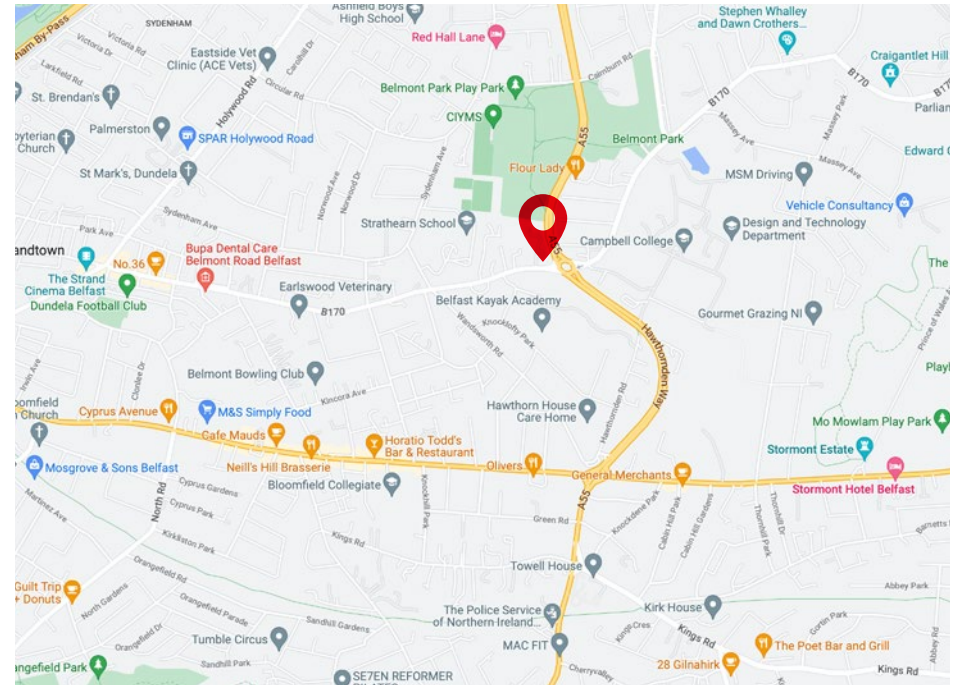
The accommodation at ground floor provides a modern entrance/reception, an open plan office and kitchen and accessible WC.

The 1st floor is currently open plan with a bathroom accessed off the 1st floor landing.

Finishes include:

- Plastered and painted walls.
- Suspended and plastered ceilings with LED lighting.
- Newly carpeted floors.
- Perimeter trunking.
- GFCH.
- Abundance of natural light.

The property also benefits from 6 exclusive onsite car park spaces..



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## Accommodation

The premises provides the following approximate gross internal areas:

Description	Sq Ft	Sq M
Ground Floor	1,075	100
First Floor	1,075	100
<b>Total</b>	<b>2,150</b>	<b>200</b>

## Lease Details

Term: By negotiation, subject to a minimum 5 year term.  
Rent: £35,000 pax.  
Repairs & Insurance: Full Repairing & Insuring Terms.  
Service Charge: Levied to cover external repairs, maintenance, management & security of the common areas.

## NAV

Rateable value to be re-assessed but estimated at approx. £10,000pa payable.

## VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable. .

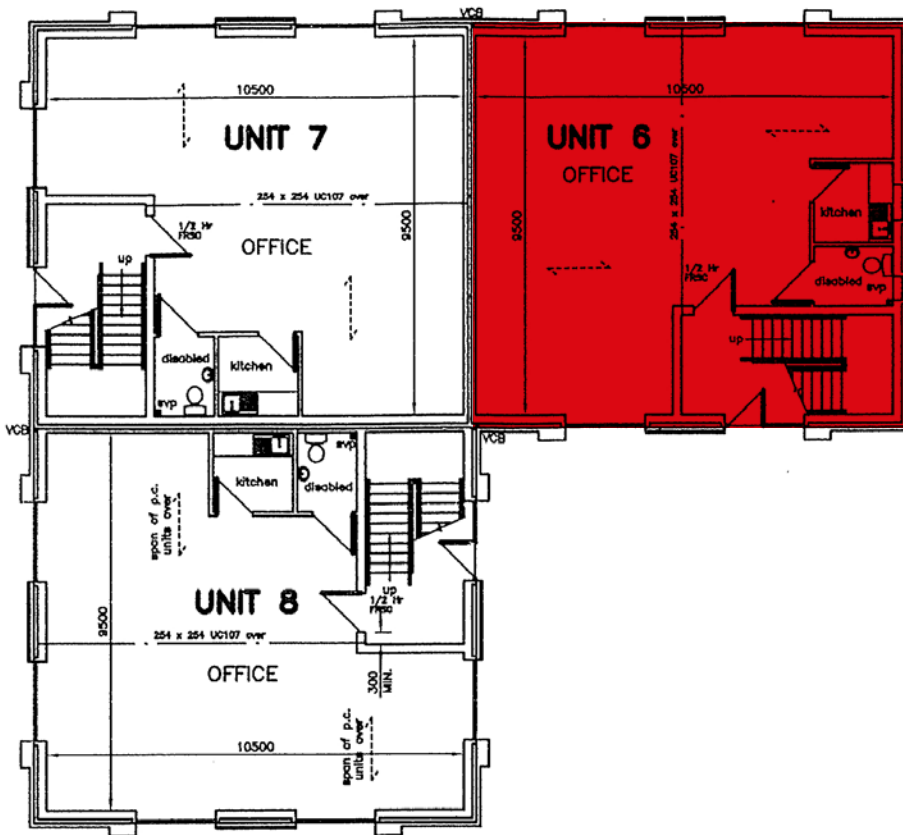
## EPC

The property has an Energy Performance rating of B39.  
A copy of the EPC can be provided upon request.



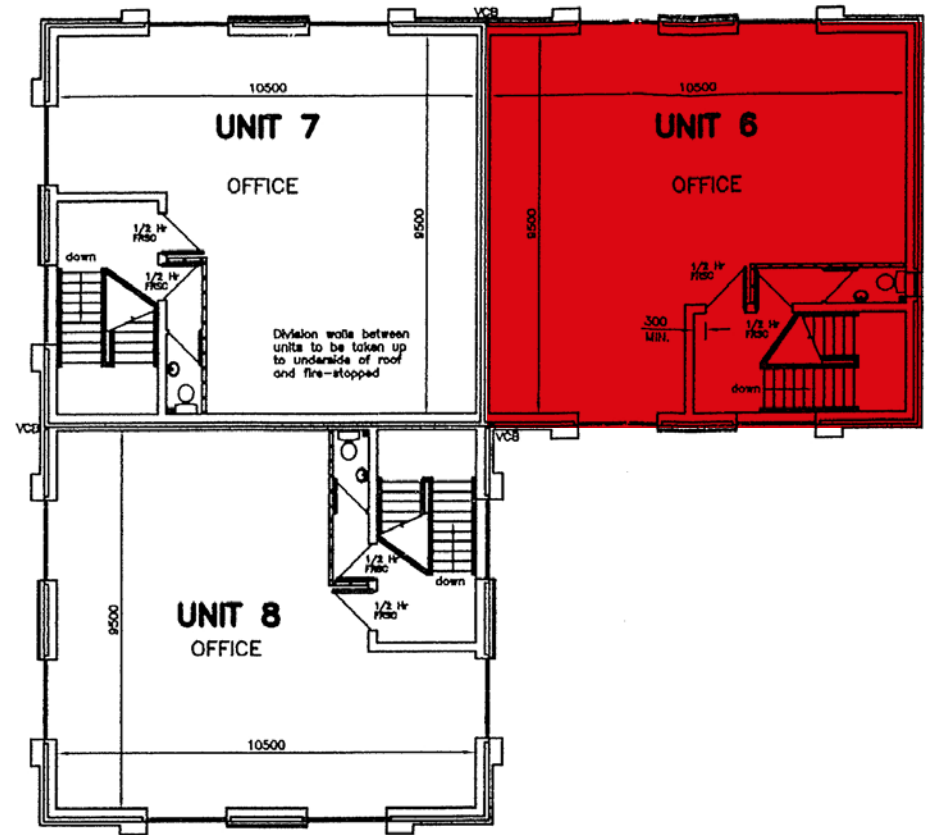


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**Ground Floor Plan**

Layout for indicative purposes only.



**First Floor Plan**

Layout for indicative purposes only.



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## McCombe Pierce LLP

Lombard House, 10-20 Lombard Street, Belfast BT1 1RD

+44 (0)28 9023 3455

[www.cushmanwakefield-ni.com](http://www.cushmanwakefield-ni.com)

Robert Toland BSc (Hons) MRICS,

Mark Riddell

Martin McKibbin

Paul Ritchie BSc (Hons) MRICS,

Michael McCombe MA (Hons) MLE MRICS

## For more information, please contact:

### Robert Toland

028 9023 3455

079 8074 0270

[robert.toland@cushwake-ni.com](mailto:robert.toland@cushwake-ni.com)

### Alicia Niedzialkowska

028 9023 3455

078 5582 7510

[alicia.niedzialkowska@cushwake-ni.com](mailto:alicia.niedzialkowska@cushwake-ni.com)



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