

McConnell



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mcconnellproperty.com



TO LET

First Floor Office Suite

Unit 5K2
Weavers Court Business Park
Linfield Road
Belfast
BT12 5GH

- Accommodation extends to c. 607 sq ft
- Generous on site car parking
- Highly accessible edge of City Centre location

Montgomery House,
29-31 Montgomery Street, Belfast, BT1 4NX

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LOCATION

Weavers Court is strategically located next door to the new Weavers Cross Transport Hub, just 8 minutes walk to City Hall and less than 5 minutes drive to the motorway network.

Weavers Court is already hugely popular with technology firms due to its connectivity - every unit has direct access to a non-contested 10GB Fibre Optic Cable.

Facilities within this unique campus style development include courtyard café; gym; 24/7 manned security; CCTV; bicycle stands and plenty of green open space.

DESCRIPTION

The property forms part of a purpose built edge of City Centre business park. The subject comprises c. 607 sq ft of modern office accommodation. Ample free staff and visitor parking is available on a first come first served basis.

This first floor unit is presently configured to provide 3 no. partitioned private offices.

The suite is finished to include plastered / painted walls, part suspended, part plastered / painted ceilings with recessed lighting and carpet floor covering.

Additionally, communal kitchen and W.C facilities are available.

ACCOMMODATION

Floor	Sq Ft	Sq M
First	c. 607	56.39



LEASE TERMS

Rent: £12.00 psf + VAT

Term: Subject to negotiation

The space will be offered on effectively Full Repairing and Insuring terms via recovery of a service charge.

RATES

Net Annual Value: £4,650

Rate in £ for 2024/25 : 0.599362

Rates payable 2024/25 approx. £2,787

The subject property may benefit from small business rates relief of 25%.

Interested parties are advised to make their own enquiries in relation to rates.

SERVICE CHARGE

A service charge will be levied to cover a fair proportion of the cost of external repairs and maintenance, security and upkeep of common areas, management etc. Current year estimate £2.70 psf + VAT

Insurance

An incoming will be responsible for reimbursing a fair proportion of the Landlord's buildings insurance premium.

VAT

All prices and outgoings stated are exclusive of VAT, which is chargeable.

EPC

The property has an energy rating of C69.

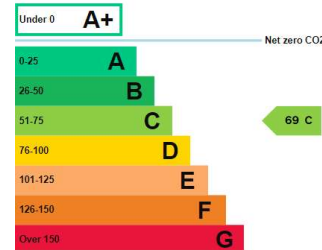
Full Certificates can be made available upon request.

Unit 5 Weavers Court Business Park Linfield Road BELFAST BT12 5GH		Energy rating C
Valid until 17 December 2031	Certificate number 5418-6392-0318-2878-0064	

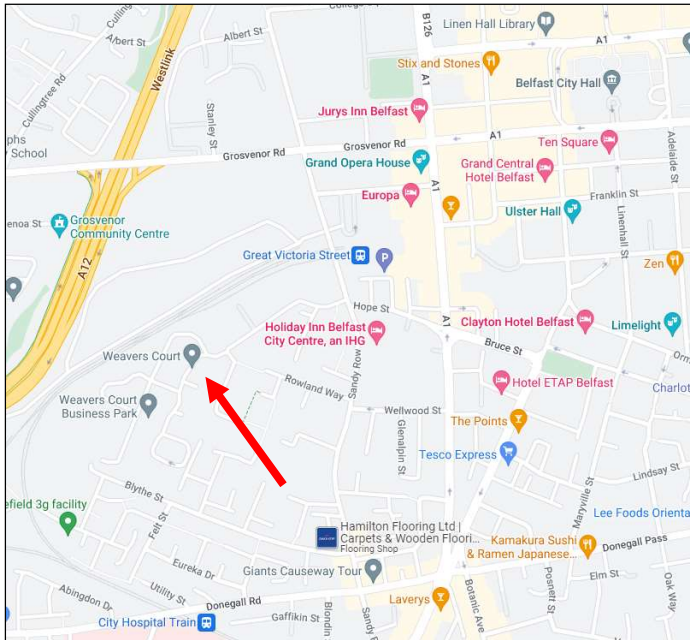
Property type	B1 Offices and Workshop businesses
Total floor area	1,992 square metres

Energy rating and score

This property's current energy rating is C.



LOCATION



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/uk/si/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 McConnell Property. 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.

VIEWING

For further information or to arrange a viewing, please contact:



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