# McConnell (M) JLL Alliance Partner







## **Modern Office Accommodation**

Unit 15 Weavers Court Business Park Linfield Road Belfast **BT12 5GH** 

- Accommodation extends to c. 4,397 sq ft
- Generous on-site car parking
- Highly accessible edge of City Centre location





#### **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. 4,397 sq ft of self contained, modern office accommodation. Ample free staff and visitor parking is available on a first come first served basis.

This ground floor unit is primarily open plan with 2 partitioned private offices / meeting rooms, server room, kitchen and W.C facilities.

The subject offers bright \* airy accommodation and is well fitted to include suspended ceilings with feature lighting and roof lights, plaster painted walls, carpet floor covering, raised access floors and air-conditioning.

#### **LEASE DETAILS**

Rent: £16.00 psf + VAT

Term: Subject to negotiation

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







#### **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 £1.99 psf + VAT

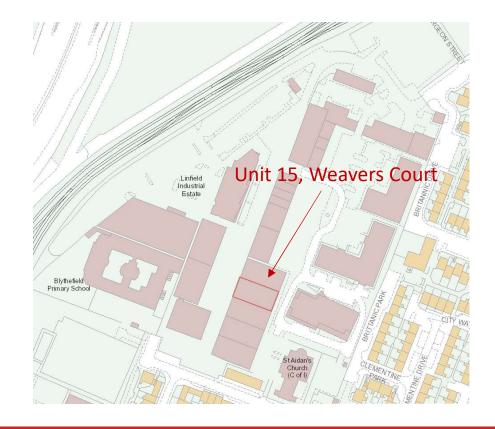
#### **INSURANCE**

An incoming tenant will be responsible for reimbursing a fair proportion of the landlord's building insurance premium.



#### **VAT**

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



## **TO LET** – Unit 15 Weavers Court Business Park



#### **RATES**

We are advised by Land & Property Services that the Net Annual Value of the property is £76,800

The current commercial rate in the pound is £0.599362 (2024/25).

Therefore, the rates payable for 2024/2025 are estimated at £46,031

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

#### **EPC**

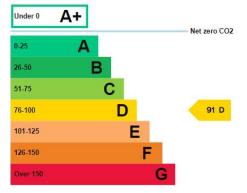
The property has an energy rating of D91.

The full certificate can be made available upon request.



#### **Energy rating and score**

This property's current energy rating is D.



### **TO LET** – Unit 15 Weavers Court Business Park



#### LOCATION



#### **VIEWING**

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

## McConnell ( JLL Alliance Partner



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#### **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

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