

McConnell



028 90 205 900
mcconnellproperty.com

TO LET – FULLY REFURBISHED



Modern Office Building

Unit 16

Weavers Court Business Park

Linfield Road

Belfast

BT12 5GH

- Accommodation extends to 4,517 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 business park with ample free staff and visitor parking available on a first come first served basis.

The subject comprises 4,517 sq ft of self-contained, modern office accommodation. In current configuration, this ground floor unit is primarily open plan with 3 no private offices / meeting rooms, comms room, kitchen and W.C facilities.

The accommodation will be refurbished to a high standard to include new flooring, new suspended ceiling / LED lighting and repainted walls.

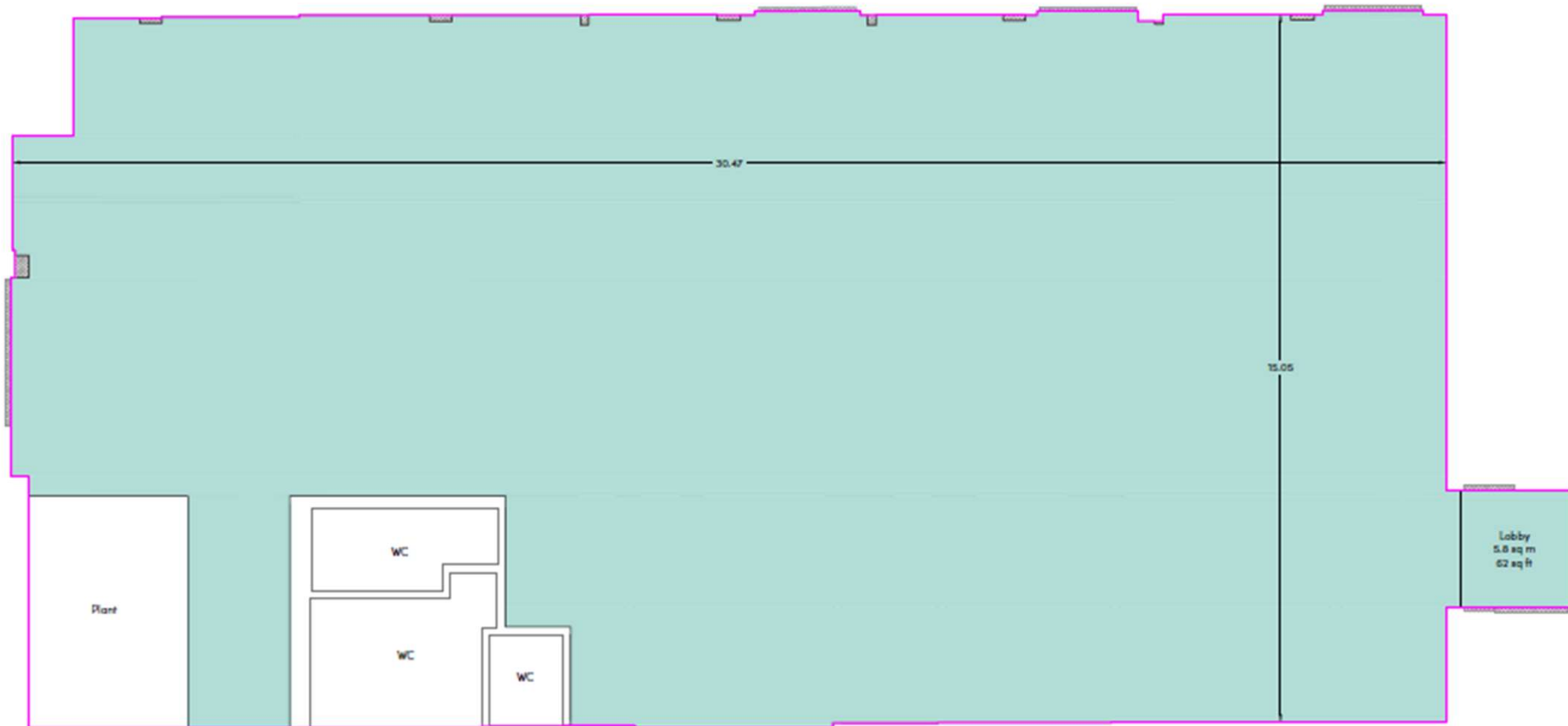


CGI imagery of space post-refurbishment



CGI imagery of space post-refurbishment

FLOOR PLAN



LEASE TERMS

Rent: £18.00 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: £71,900

Rate in £ for 2024/25 : 0.599362

Rates payable 2024/25 approx.: £43,094.13

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, buildings insurance, security and upkeep of common areas, management etc.

INSURANCE

An incoming tenant 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

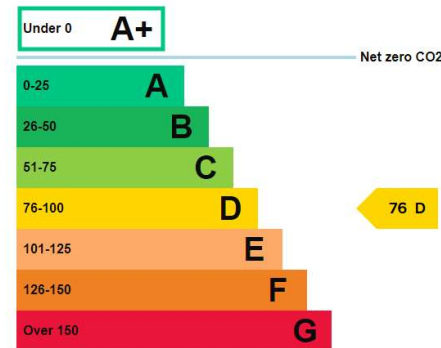
The property has an energy rating of D76.

Full Certificates can be made available upon request.

Unit 16 Weavers Court Business Park Linfield Road BELFAST BT12 5GH	Energy rating D
Valid until 18 December 2031	Certificate number 7467-6137-6596-1974-4894

Energy rating and score

This property's current energy rating is D.



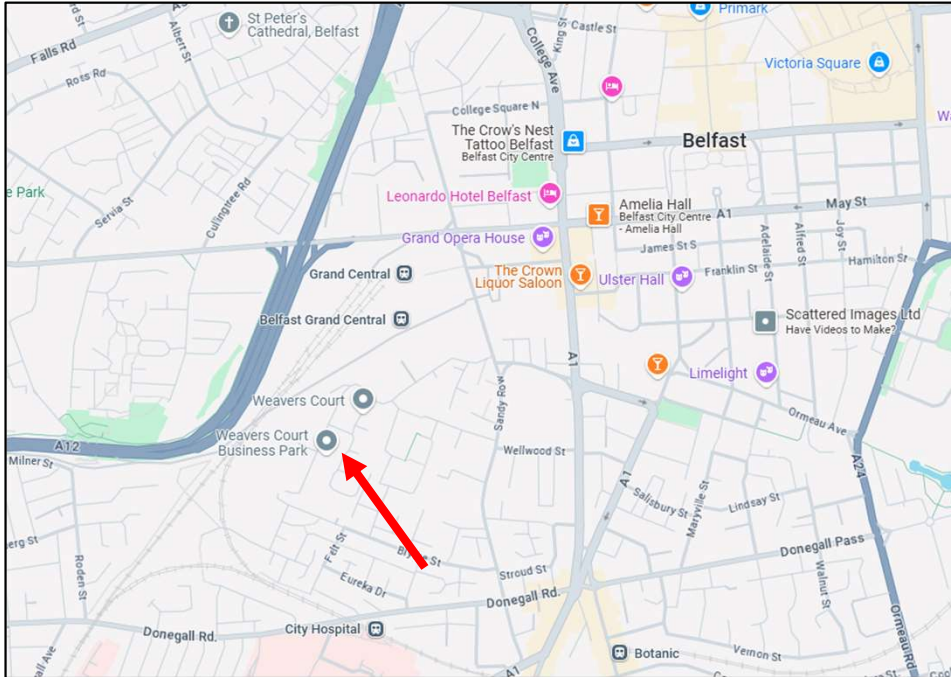


Weavers Cross
Transport Hub

Belfast City
Centre

SUBJECT

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/ukxi/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:

McConnell



Contact: Greg Henry / Ross Molloy

Tel: 07841 928 670 / 07443 085 690

Email: greg.henry@mcconnellproperty.com / ross.molloy@mcconnellproperty.com

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