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# Suite 5F, Stirling House, Castlereagh Rd Business Park, 478 Castlereagh Rd, Belfast, BT5 6BQ

High Specification Office Suite of c. 3,000 s ft with 7 no. Car Park Spaces

# LOCATION

Prominent and highly accessible East Belfast office park fronting the Castlereagh Road, close to its junction with the Ballygowan Road (A23) and Belfast's Outer Ring Road (A55) - only 2 miles (5 minutes drive) from the City Centre and close to all local amenities.

On a Metro Bus route with stops directly outside the development.

Suitable for business / professional office users with benefit of 8 no. dedicated car parking spaces and abundant free on-street parking nearby in Montgomery Road.

# DESCRIPTION

Fully fitted accommodation in this popular East Belfast Office Park, fitted to a high quality standard.

Finished include:

- Carpeted Flooring
- Painted / plastered walls
- Three compartment screed trucking
- Suspended ceilings with recessed / diffused lighting
- Part glazed partitioning to individual offices
- Gas fired heating
- Kitchen and WC facilities
- Dedicated car parking spaces.

Other occupiers in the park include Brian Injuries Matter, Pacem Accountants, The Signature Works, ICW Insurance, and Kennedy Fitzgerald.



# ACCOMMODATION

Description	Area sq m	Area sq ft
<b>SUITE 5F</b>		
<b>FIRST FLOOR</b>		
Entrance lobby, open place office, 3 no. private offices, open plan kitchen / dining area	C. 185 sq m	C. 2,000 sq ft
<b>MEZZANINE</b>		
Reception, open plan office, WC and store	C. 93 sq m	C. 1,000 sq ft
7 no. dedicated car parking spaces		
<b>TOTAL NET INTERNAL AREA</b>	<b>C. 278 sq m</b>	<b>C. 3,000 sq ft</b>



Neighbouring Occupiers  
Castlereagh Road Business Park

# LEASE DETAILS

- RENT: £32,000 per annum
- TERM: Negotiable, subject to periodic rent reviews.
- REPAIRS / INSURANCE: Effective full repairing and insuring lease by way of service charge contribution
- SERVICE CHARGE: Applicable in relation to maintenance and repairs of exterior common areas and management costs.
- VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.
- AVAILABILITY: c. May / June 2024

# RATES

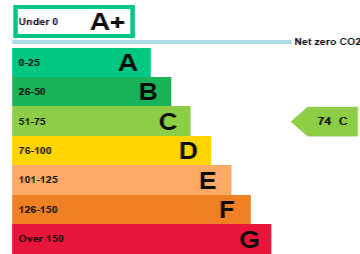
To be re-assessed as currently part of ground floor valuation, however we would estimate it as follows based on the NAV's of other suites in the park.

Suite 5F: Est. £35,700 (Current rates payable should be c. £20,428.29.)

**Please note that all prospective purchasers should make their own enquiries to confirm the NAV / rates payable.**

# EPC CERTIFICATE

This property's current energy rating is C.



## 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 5 years from when you cease to have a contractual relationship with OKT. 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.

FILE NO: 54571

## FURTHER INFORMATION

For further information / viewing arrangements please contact:

IAIN MCCABE  
iain.mccabe@okt.co.uk

JAMES CHRISTIE  
james.christie@okt.co.uk

## O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

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