

McConnell



028 90 205 900
mcconnellproperty.com

TO LET



**Office Accommodation
c.12,554 sq.ft (1,166.30
sq.m)**

**Beechill House
42 Beechill Road
Belfast
BT8 7RL**

- Located 3.5 miles to the south of Belfast City Centre.
- Primarily open plan office space with some partitioned offices and meeting rooms.
- 80 car parking spaces assigned.

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

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LOCATION

The property is located approximately 3.5 miles south of Belfast City Centre off Newtownbreda Road and the A55 Outer Ring Road which affords easy access to the M1 (South) and the City Airport and Bangor (East). The property is situated in close proximity to the Lagan Valley Regional Park in a predominantly residential area.

DESCRIPTION

The property comprises of c. 12,554 sq ft providing on-site car parking for 80 cars situated on a fully self-contained site with security-controlled access and perimeter lighting.

Internally, the subject is predominantly open plan with some partitioned office/meeting space, a front reception desk as well as a kitchen/breakout area for staff.

WC facilities are also contained within.

ACCOMMODATION

The accommodation extends to approx. 12,554 sq.ft with 80 on site car parking spaces.

LEASE DETAILS

Rent: POA

Term: Subject to negotiation.

SERVICE CHARGE

A service charge is payable to include a contribution towards maintenance of common areas and external repairs.

INSURANCE

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

VAT

The property is opted to tax therefore Value Added Tax will be payable on rent and all other outgoings.

RATES

We are advised by Land & Property Services that the Net Annual Value of the property is £125,000

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

Therefore, the rates payable for 2024/2025 are estimated at £74,920.25.

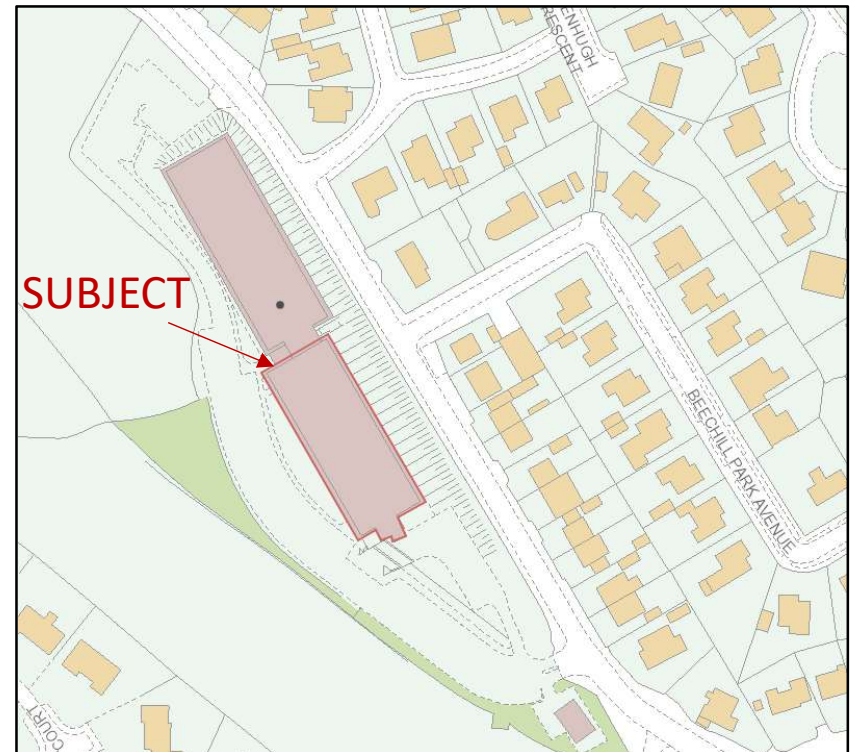
Interested parties are advised to make their own enquiries in respect of rates.



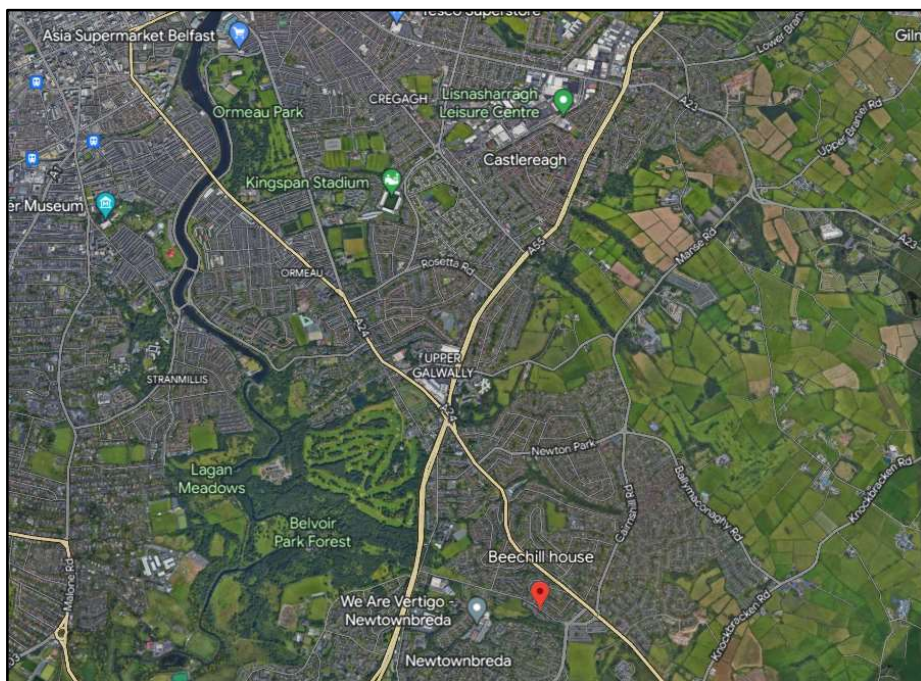
EPC

EPC – to be assessed.

The full certificate can be made available upon request.



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.

Disclaimer: McConnell Property and its subsidiaries and their joint agents if any for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of McConnell Property or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of McConnell Property has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of McConnell Property or its employees or agents, McConnell Property will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by McConnell Property. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and McConnell Property shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.

VIEWING

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

McConnell



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ross.molloy@mcconnellproperty.com

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