



**To Let**

## **Superb Office Suite With Car Parking**

9 Heron Avenue, Sydenham Business Park, Belfast BT3 9LF



**McKIBBIN**  
COMMERCIAL

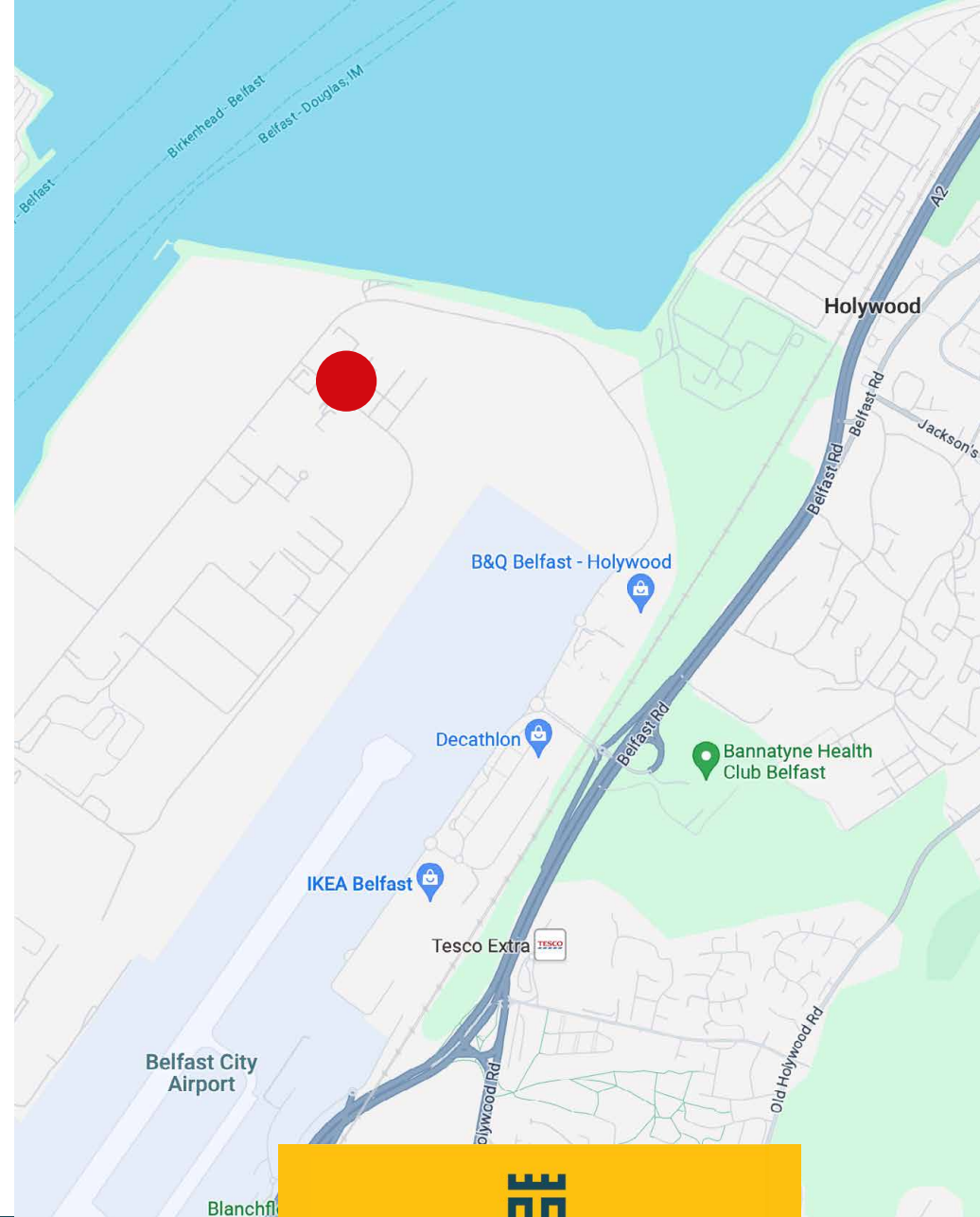
**028 90 500 100**

## SUMMARY

- Attractive standalone office building
- Superb location in close proximity to transport links
- Car parking available on site

## DESCRIPTION

- Sydenham Business Park is located two miles south-east of Belfast City Centre and is immediately adjacent to Belfast City Airport.
- It is an area which has attracted high profile occupiers such as Virgin Media, Fujitsu and CEM Systems and is widely viewed as one of Northern Ireland's premier office/showroom locations.
- The office building is finished to a high standard to include comfort cooling, raised access flooring throughout and lift.
- First Floor available.
- Ground floor is leased to Penton Publications
- Dedicated car parking for 8 cars. Additional spaces are available.



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## ACCOMMODATION

Description	Sq M	Sq Ft
First Floor	238	2,560
Car Parking for 8 cars		
<b>Total Net Internal Area</b>	<b>238</b>	<b>2,560</b>

## LEASE DETAILS

Term:	Negotiable.
Rent:	£25,000 pa.
Rent Reviews:	5 yearly.
Repairs:	Full repairing and insuring.

## RATES INFORMATION

NAV: To be re-assessed. Estimated NAV £23,650  
Rate in £ 2024/25 = 0.599362  
Estimated rates payable 2024/25 = £14,175  
Interested parties should check their individual rates liability directly with Land & Property Services.

## VAT

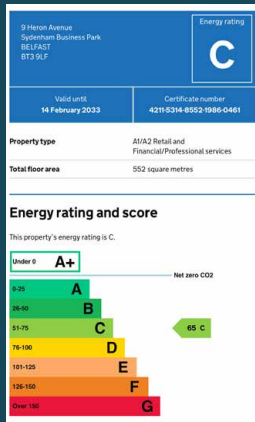
All prices, outgoings and rentals are liable to Value Added Tax.



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## EPC



## CONTACT

For further information or to arrange a viewing contact:

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