

TO LET



Modern Office Suite c.1,300 sq ft (c. 120.78 sq m) With Dedicated Car-Parking

Suite A, Unit 3, 10 Heron Road
Sydenham Business Park
Belfast
BT3 9LE

- Situated in one of Belfast's premier business locations
- Fully fitted ground floor office suite c.1,300 sq ft (c.120.78 sq m)
- Dedicated on-site car parking
- Neighbouring occupiers include HeartSine Technologies and British Red Cross
- Immediate availability

LOCATION

Sydenham Business Park is regarded as one of Belfast's premier business locations, located approximately 3 miles east of Belfast City Centre, benefitting from convenient access to the Motorway Network and Belfast City Airport.

Heron Road is situated just off Airport Road West with occupiers in the immediate locality including HeartSine Technologies, Ulster Wildlife, British Red Cross, Action for Children, Penton Media Group and Equiniti.

DESCRIPTION

The property comprises a modern two-storey office building finished to an excellent standard to include plastered & painted walls, carpeted floors, perimeter trunking, suspended ceilings with recessed LED lighting. There are WCs on each floor accessed off the common core.

The ground floor suite is arranged to provide an open plan office with a boardroom/meeting room, private office and kitchen facility. The accommodation is heated by a gas fired central heating system.

This suite benefits from five dedicated on-site parking spaces.

VAT

Please note all prices, rentals and outgoings are quoted exclusive of though will be subject to VAT at the prevailing rate.

ACCOMMODATION

	Sq. ft	Sq. m
Suite A	1,300	120.78

LEASE DETAILS

Rent: £10.00 per sq ft per annum exclusive.

Term: By negotiation.

The space will be offered on Full Repairing terms via a service charge.

SERVICE CHARGE

A service charge will be levied to cover external repairs, maintenance and management of the common parts of the building and the estate, plus heating of the premises.

INSURANCE

Tenant to pay a fair proportion of the building insurance premium.

NAV

We are advised by Land & Property Services that the Net Annual Value of the premises is:-

Suite A £12,100

The current commercial rate in the pound is £0.572221 (2023/24) therefore the approximate rates payable in 2023/24 are £6,924 (Suite A).

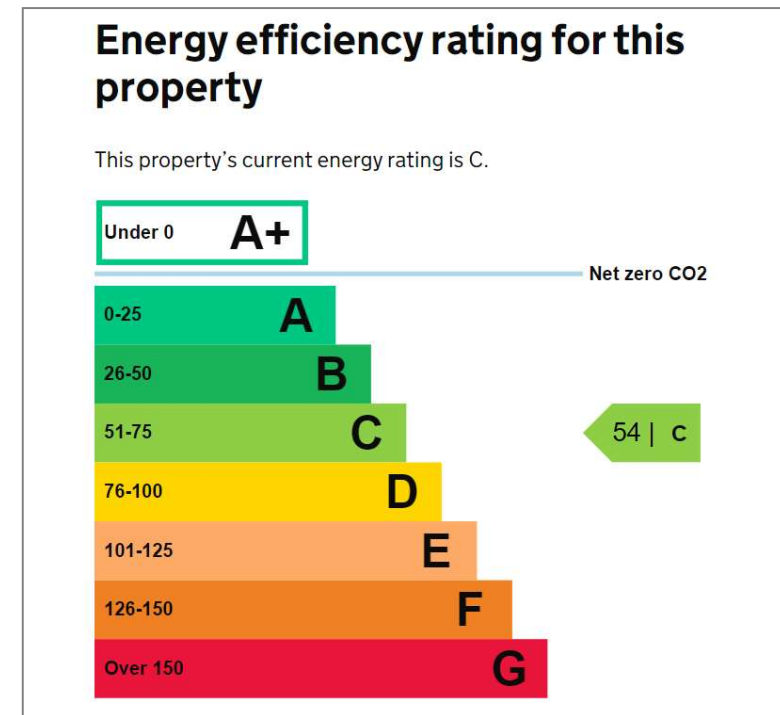
Interested parties are advised to make their own enquiries to rates.



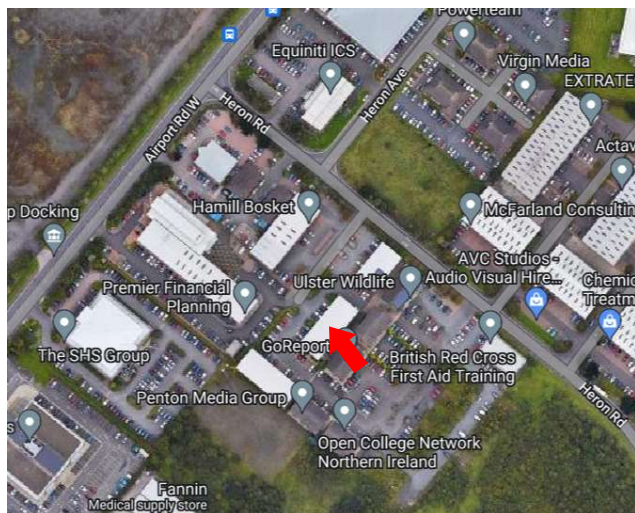
EPC

The property has an energy performance rating of C54.

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/uk/si/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: Caroline McKillen or Ross Molloy

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