

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

To Let (May Sell)

High spec office building with on-site parking with suites ranging from 2,550 to 5,110 sq ft.



Lambert
Smith
Hampton

Summary

- 2 miles east of Belfast City Centre and with immediate proximity to A2/M3.
- High specification office accommodation comprising 5,110 sq. ft with on-site parking.
- 17 dedicated on-site car parking spaces.
- Rent: £50,000 per annum exclusive.
- Immediately available.
- May sell - Sale price on application.
- Subject to an annual ground rent of approx. £10,000 per annum.

Location

The property is situated within Sydenham Business Park, approximately 2 miles East of Belfast City Centre and is adjacent to Belfast City Airport. Sydenham Business Park is strategically located providing access north and south of the Province. The Business Park has experienced considerable development in recent years and is now regarded as one of Belfast's premier business parks. Occupiers nearby include Virgin Media, CEM Systems and Fujitsu.

Description

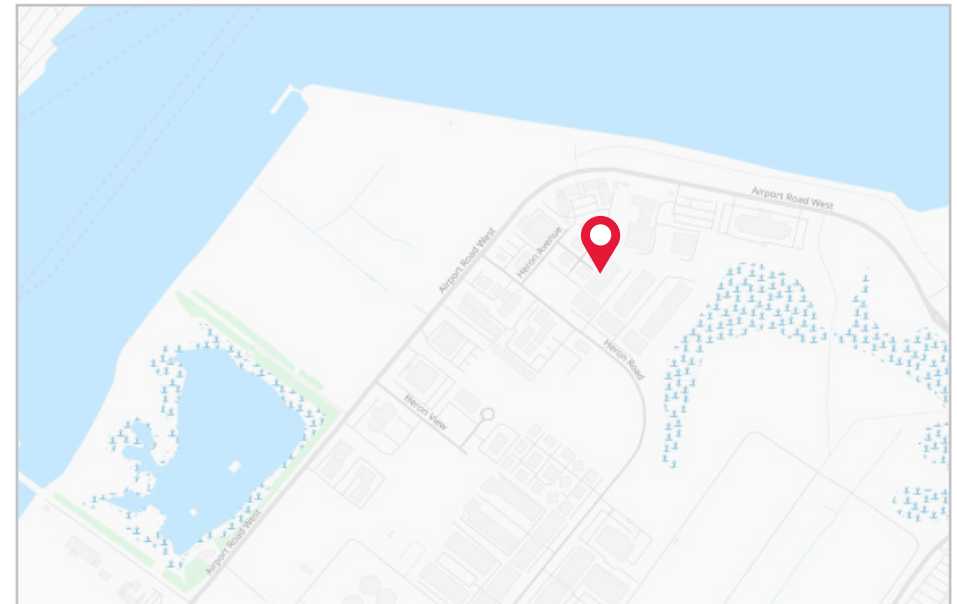
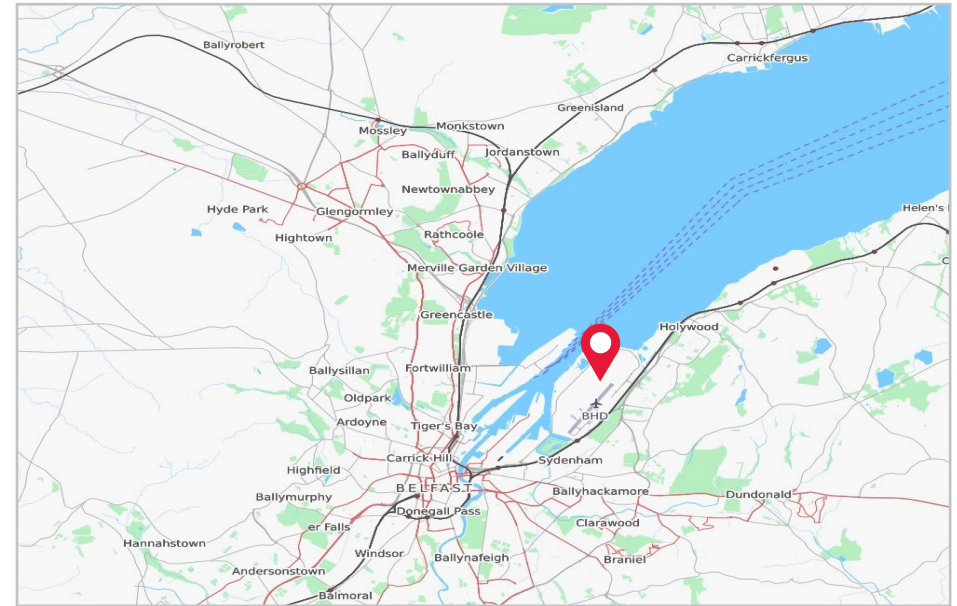
The property is of brick construction and is situated across ground and first floor. Internally the property is finished to include raised access carpeted flooring throughout, suspended ceilings, LED spot lighting, comfort cooling system, gas fired central heating, kitchen and W/C facilities. The first floor is accessible via stairwell and passenger lift. The property is fully DDA complaint and also benefits from a generous 17no. dedicated car parking spaces.

Specification

- Double Height Reception Lobby
- Pedestrian Door Access
- Raised Access Flooring
- Carpeted Flooring
- Suspended Ceilings
- Gas Fired Heating
- LED Spot Lighting
- Intruder Alarm
- 8 Person Passenger Lift
- Kitchen and WC Facilities
- 17 Dedicated Car Parking Spaces.

Schedule of Accommodation

	Sq Ft	Sq M
Ground Floor	2,550	236.9
First Floor	2,560	237.8
Total	5,110	474.7







Rent

Offers invited in the region of £50,000 per annum exclusive.

Price

May sell - Sale price on application.

Title

Assumed Freehold or Long Leasehold, subject to an annual ground rent of approx. £10,000 per annum.

Energy Performance Certificate

The property benefits from an EPC rating of C65 and the Energy Performance Certificate is available upon request.

Rates

Net Annual Value (NAV): £47,300

Rate Poundage 2023/24: £0.5722

Rates Payable (if applicable): £27,065.06pa

Value Added Tax

Prices, rents and outgoings are subject to VAT.

Further Information

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

**Lambert
Smith
Hampton**

Kyle Abernethy
07429 777911
kabernethy@lsh.ie

Phil Smyth
07739 882433
pssmyth@lsh.ie

McKIBBIN
COMMERCIAL PROPERTY CONSULTANTS
02890 500 100

Michael Hopkins
07767 332332
mph@mckibbin.co.uk

Subject to Contract and Exclusive of VAT © Lambert Smith Hampton September 2023

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") 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 LSH 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 LSH 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 LSH or its employees or agents, LSH 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 LSH. (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 LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.