

**TO LET**

**Fortwilliam House, Edgewater Business Park, Edgewater Road, Belfast, BT3 9JQ**

**PROMINENT HEADQUARTER OFFICE BUILDING COMPRISING C. 8,503 SQ.FT. WITH UP TO 47 CAR PARKING SPACES**

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## FEATURES

Self contained office building

Excellent views over Cavehill & Belfast Lough

Circa 8,503 sq ft across ground and first floor

47 dedicated on site parking spaces

### LOCATION

**Fortwilliam House is located within Edgewater Office Park development, an established office location on the North Foreshore, on the Northern outskirts of Belfast.**

Edgewater Road benefits from excellent transport links with easy access to the North and South via the M2, linking to the M1 and Westlink. The location also benefits from quick access to the City Centre via the Edgewater Road and Dargan Road.

The area also benefits from excellent bus links to the city centre and surrounds.

Edgewater Business Park provides an attractive environment with landscaped grounds, well maintained roads and views over Belfast Lough and Cavehill.

Occupiers in the vicinity include NASUWT, Ostick & Williams, Dairy Council NI, Bidvest Noonan and the Chartered Institute of Housing.

### DESCRIPTION

The subject property comprises a self-contained office building of circa 8,503 sq.ft across ground and first floors.

Internally the office accommodation is arranged around a central double height atrium, offering an impressive entrance to the building. Bathrooms are located at ground and first floor level at the rear of the lobby.

The accommodation is split into 4 "suites", two at ground floor and two at first floor. Each suite benefits from windows on three sides, offering light and bright accommodation throughout.

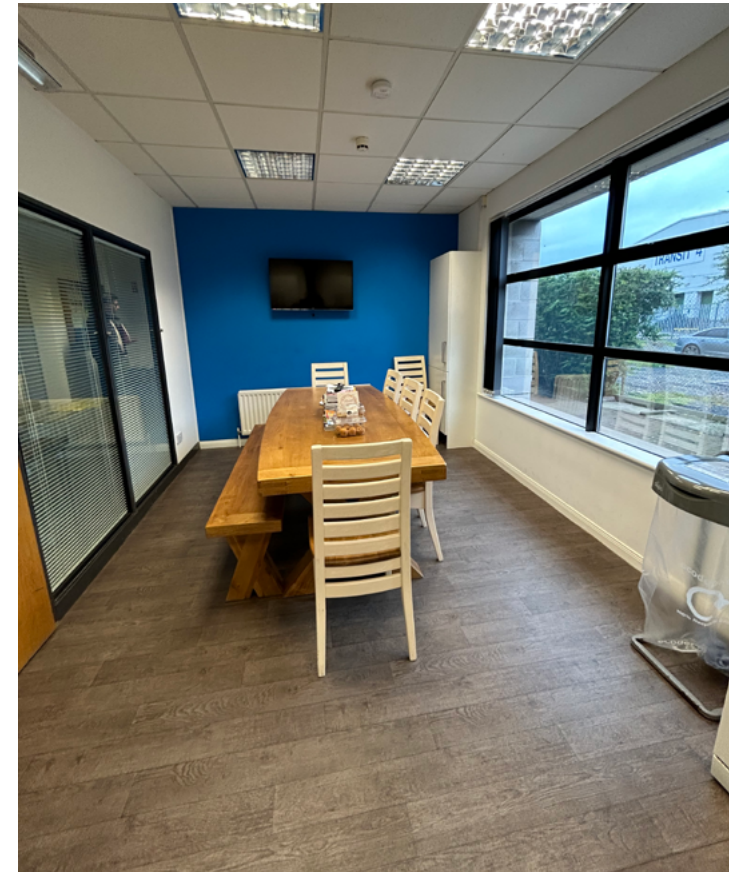
The property comprises a mix of open plan space with several private offices and boardrooms.

Facilities include separate male and female bathrooms at ground and first floor level, kitchens on both levels, buzzer entry to the building and and CCTV / Alarm system.

The property is fitted out as below;

- Air handling system;
- Perimeter Trunking
- Carpet tiles;
- Plastered & painted walls;
- Suspended ceilings with recessed fluorescent lighting.
- Opening windows on all elevations

The property benefits from 33 on-site parking spaces, with the option to rent an additional 14 parking spaces within the same carpark.



## ACCOMMODATION

	Sq. Ft	Sq. M
Ground Floor	395	4,252
First Floor	395	4,252
<b>TOTAL</b>	<b>790</b>	<b>8,503</b>

## RENT

Rent on application.

## TERM

By way of negotiation.

## REPAIRS & INSURANCE

The space will be let on full repairing and insuring terms.



## SERVICE CHARGE

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, insurance, security and upkeep of common areas.

This is currently £4,570 + VAT per annum for the 2023 Service Charge Year

## BUILDING INSURANCE

The tenant is to reimburse the landlord in respect of the building insurance premium, which for the year 2023 is £2,305 plus VAT.

## GROUND RENT

The Estate Ground Rent is payable by the Tenant. The current Ground Rent for 2023 is £10,897 per annum .

## RATES PAYABLE

To be confirmed.

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.





## LOCATION



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Viewing Strictly by appointment with the sole letting agent Lisney.

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