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# **Suite 3C, Alexander House, Castlereagh Rd Business Park, 478 Castlereagh Rd, Belfast, BT5 6BQ**

High Specification Office Suite of c. 3,643 s ft with 8 no. Car Park Spaces



# LOCATION

Prominent and highly accessible East Belfast office park fronting the Castlereagh Road, close to its junction with the Ballygowan Road (A23) and Belfast's Outer Ring Road (A55) - only 2 miles (5 minutes drive) from the City Centre and close to all local amenities.

On a Metro Bus route with stops directly outside the development.

Suitable for business / professional office users with benefit of 8 no. dedicated car parking spaces and abundant free on-street parking nearby in Montgomery Road.

# DESCRIPTION

Fully fitted accommodation in this popular East Belfast Office Park, fitted to a high quality standard.

Finishes include:

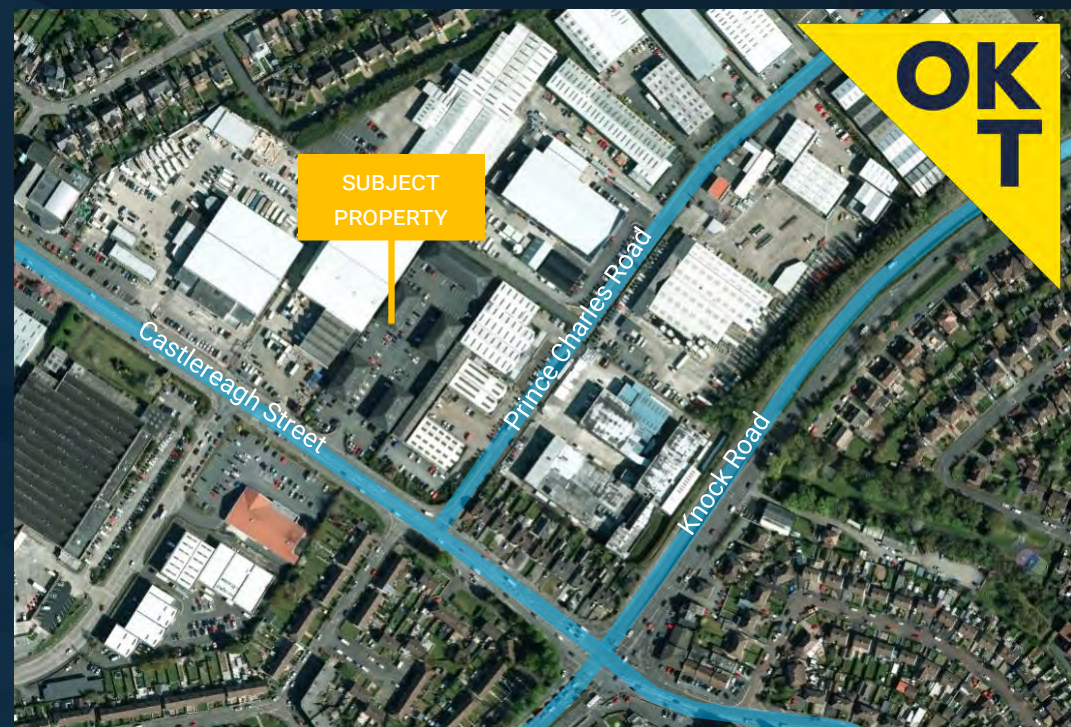
- Carpeted Flooring
- Painted / Plastered Walls
- Three compartment screed trucking
- Suspended ceilings with recessed / diffused lighting
- Part glazed partitioning to individual offices
- Gas fired heating
- Kitchen and WC facilities
- 8 no. dedicated car parking spaces

Other occupiers in the park include Brian Injuries Matter, Pacem Accountants, The Signature Works, ICW Insurance, and Kennedy Fitzgerald.

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 5 years from when you cease to have a contractual relationship with OKT. 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.

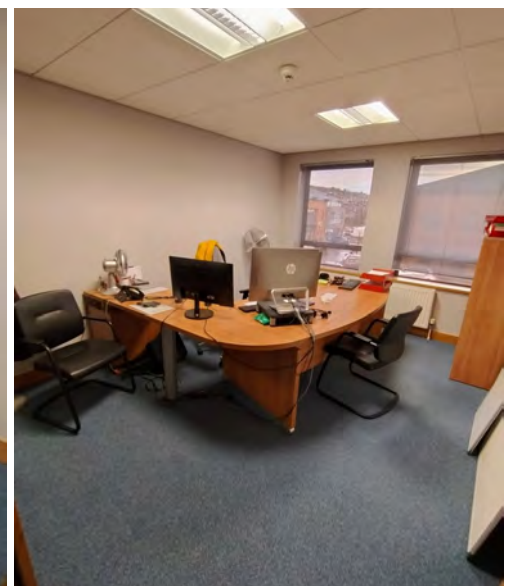
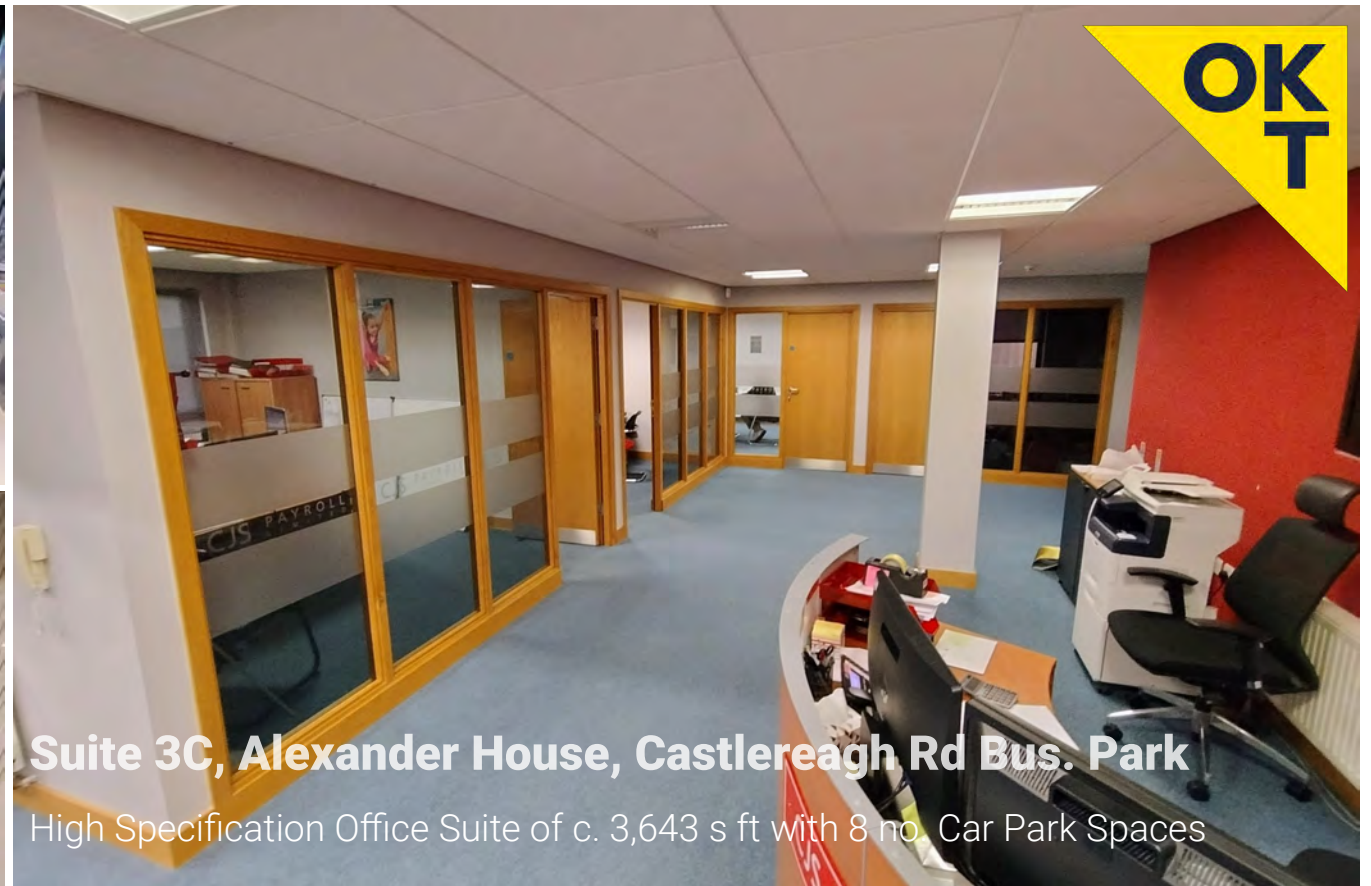
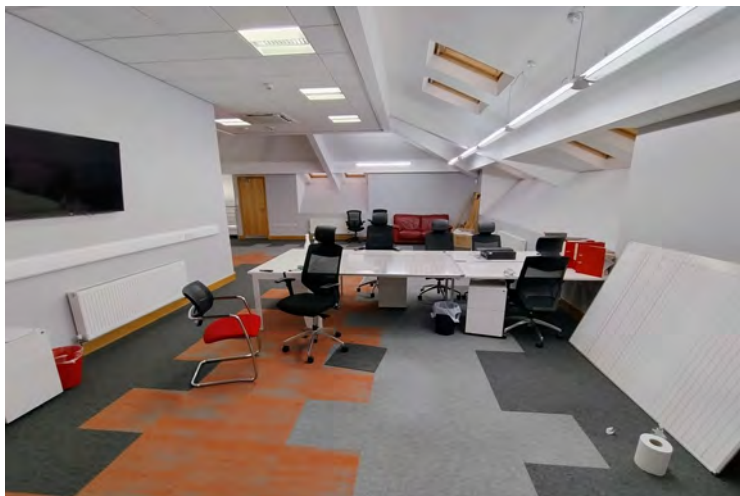
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# ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
<b>FIRST FLOOR</b>		
Office Area (to include entrance lobby, reception area, board room, 4 no. private offices, kitchen and comms room)	c. 178 sq m	1,917 sq ft
2 No. WCs (1 no. disabled)		
<b>MEZZANINE</b>		
Open Plan Office	c. 103 sq m	c. 1,113 sq f
Perimeter Stores	c. 57 sq m	c. 613 sq ft
WC		
<b>TOTAL NET INTERNAL AREA</b>	c. 338 sq m	c. 3,643 sq ft
<b>CAR PARKING</b>	8 no. dedicated car parking spaces	









ROYAL MAIL

HHI HOME IMPROVEMENTS

BOC GAS & GEAR

SUBJECT PROPERTY

ICW INSURANCE SERVICES

Neighbouring Occupiers  
Castlereagh Road Business Park



# LEASE DETAILS

RENT: £37,500 per annum  
TERM: Negotiable subject to a minimum of 3 years.  
REPAIRS / INSURANCE: Internal repairing and insuring lease  
SERVICE CHARGE: Payable in respect of the repair and maintenance of the exterior of the building and all communal areas—currently c. £1,047.85 per quarter  
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

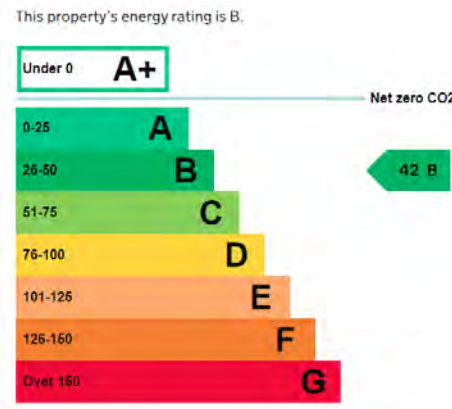


## NAV (RATES PAYABLE)

NAV: £28,600

Estimated rates payable in accordance with LPS Website: £16,365.52

All prospective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



## FURTHER INFORMATION

IAIN MCCABE

iaain.mccabe@okt.co.uk

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

