

33 Dargan Road, Belfast, BT3 9JU

To Let

Fully refurbished office accommodation with 23 no. on-site car parking spaces, available from approximately 2,539 sq ft to 5,655 sq ft



TO LET
FULLY REFURBISHED
OFFICE BUILDING
5,655 SQ FT (525 SQ M)
**Lambert
Smith
Hampton**
028 9032 7954
www.lsh.ie

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Location

The subject property is located within Fortwilliam Business Park, a modern office development, situated approximately 4.5 miles from Belfast City Centre, and in close proximity to the M1 and M2 motorways providing ease of access North and South of the province. The property is also strategically located just 5.1 miles from George Best Belfast City Airport and approx. 14.4 miles from Belfast International Airport. Occupiers within the immediate vicinity include Kuehne & Nagel, Dale Farm, Everun and I3 Digital. The property is well served by a range of amenities in close proximity including Ashers Bakery, Greggs and the Portside Inn.

Description

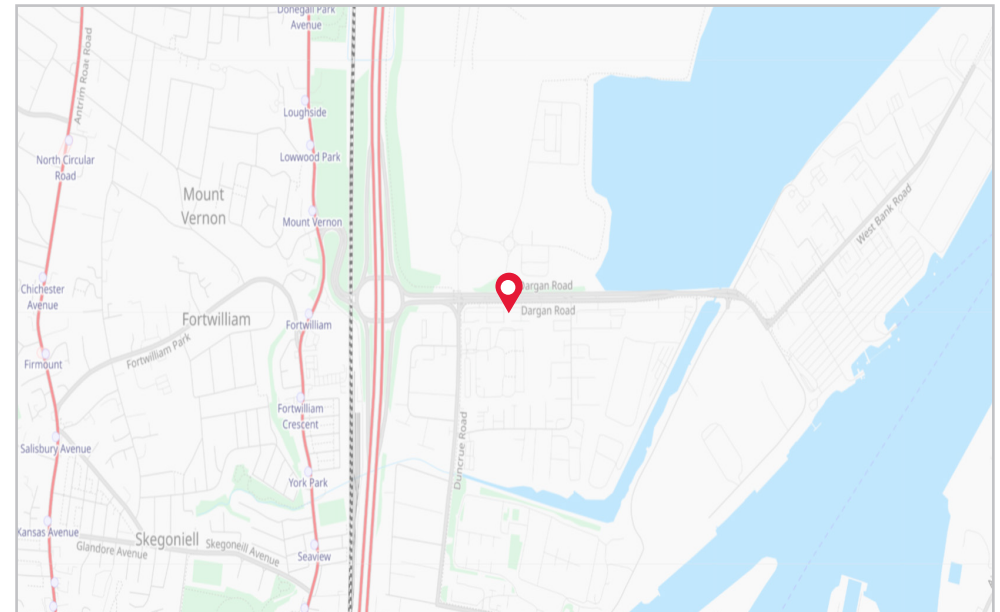
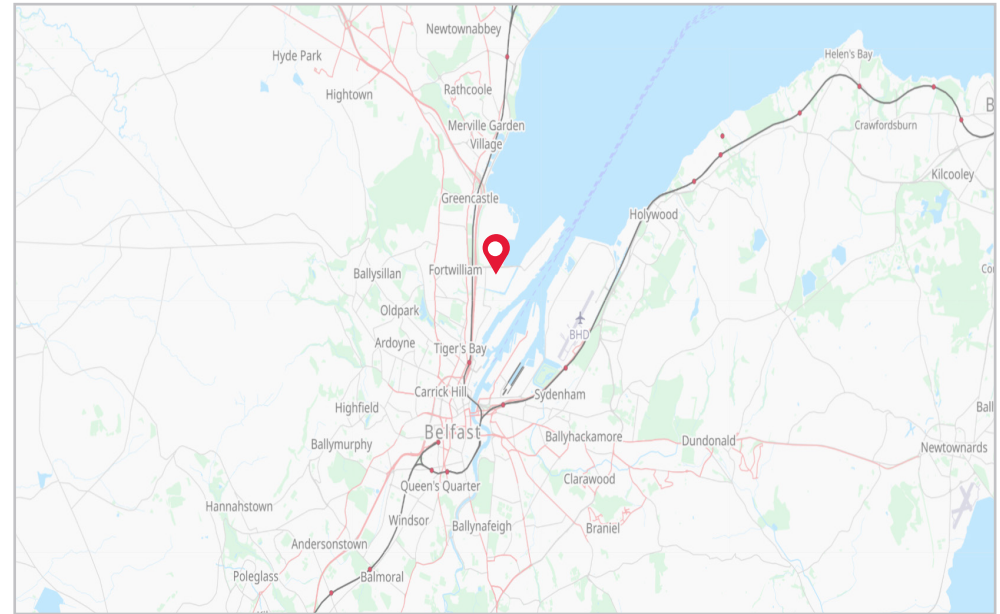
The subject property is a three-storey purpose-built office building arranged to provide for open plan offices on all floors with an ancillary board room/meeting room at first floor level, kitchen facilities and male, female and DDA compliant WC facilities.

Internally, the property has been recently fully refurbished throughout and fitted to a very high standard. It is ready for immediate occupation. Finishes include:

- Carpeted raised access floors
- Suspended ceilings
- Recessed LED lighting
- Plastered and painted walls
- Gas fired central heating
- Temperature controlled air conditioning throughout
- Newly installed kitchen facilities at ground and first floor
- Male, Female and DDA compliant WC facilities
- Newly installed lift - 8 Passenger
- 23 dedicated on-site car parking spaces
- The property is capable of sub-division

Schedule of Accommodation

Floor	Sq Ft	Sq M
Ground	2,539	235.90
First	2,119	196.82
Second	997	92.60
Total Internal Area	5,655	525.32

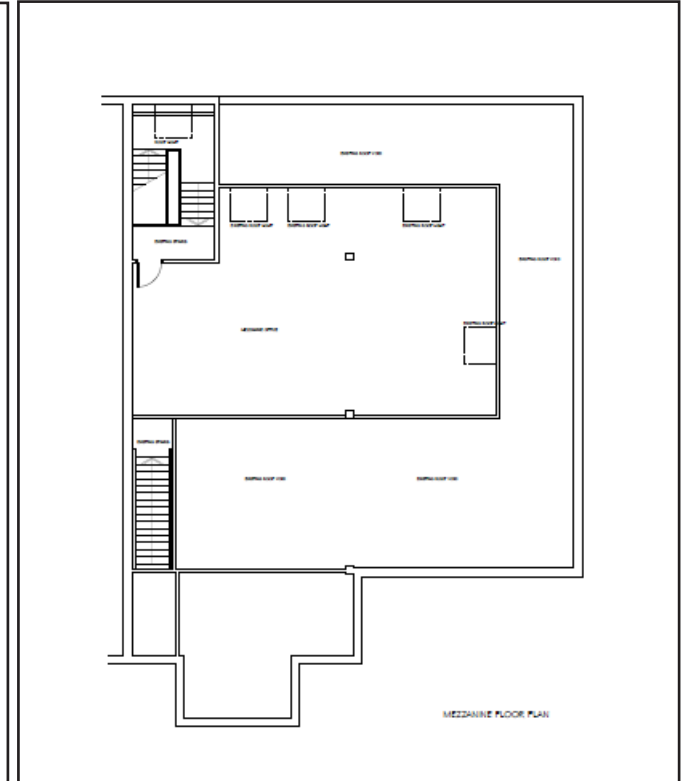
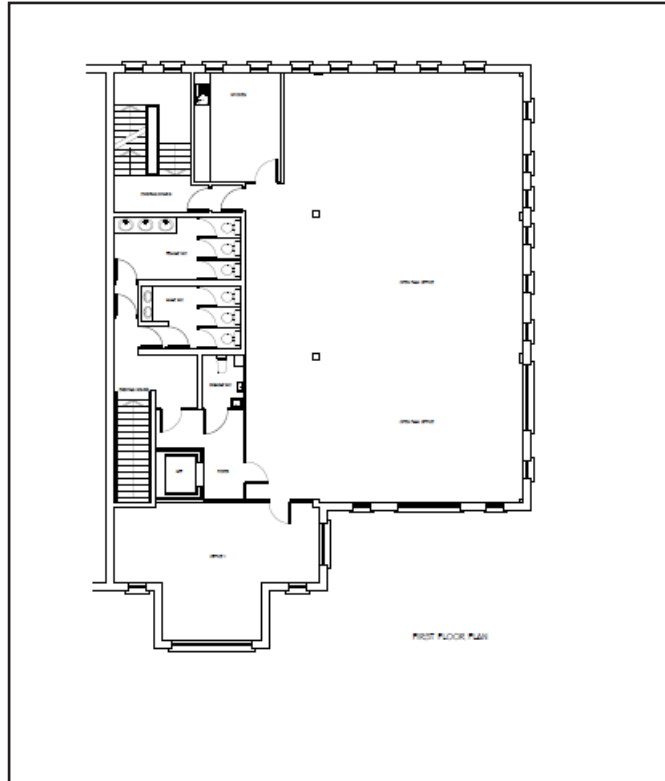
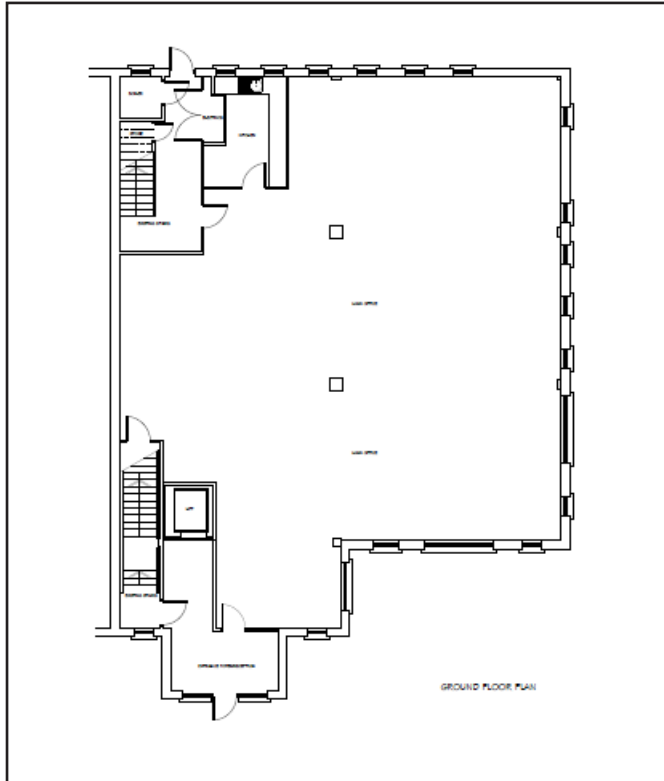


Floor Plans

Ground Floor

First Floor

Second Floor



Internal Images



Rear Car Parking



Front Car Parking



Lease Details

Rent: Price on application

Term: By negotiation

Repairs: Full repairing and insuring

Insurance: The tenant will reimburse the landlord with a fair proportion of the cost of insuring the premises

Energy Performance Certificate

The property benefits from an EPC rating of C68 and the Energy Performance Certificate is available upon request.

Rates

Net Annual Value: £64,600.00

Rate in £ 23/24: £0.572221

Rates Payable (if applicable): est £36,965.48 per annum

Value Added Tax

We are advised that the subject premises is VAT registered and therefore VAT will be charged in addition to the prices quoted.

Further Information

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

**Lambert
Smith
Hampton**

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