

# McConnell



**028 90 205 900**  
**mcconnellproperty.com**

**TO LET**



**Office Accommodation**  
**3,774 sq ft (350.6 sq m)**

**Units 2&3**  
**Hawthorn Business Centre**  
**Wildflower Way**  
**Belfast**  
**BT12 6SJ**

- Ideally located just off Boucher Road.
- 17 No. on-site car parking spaces.

Montgomery House,  
29-31 Montgomery Street, Belfast, BT1 4NX

T: 028 90 205 900  
E: info@mcconnellproperty.com

## LOCATION

The subject property is located within Hawthorn Business Centre, just off Boucher Road, and occupies a highly visible location on Wildflower Way. It is easily accessible to the M1 and M2 Motorways and the popular Boucher Road, providing access north and south. Adelaide Rail Station is close by which offers occupiers immediate railway access throughout the Province.

## DESCRIPTION

The unit is located at the end of a parade of business units. Internally the property is fitted with a mixture of open plan office space and individual office / meeting rooms. Access is provided via a glazed aluminium framed pedestrian door with security access and roller shutter door.

Internally the space is finished to include carpeted floors, plastered and painted walls, suspended ceiling, LED lighting, air conditioning and telecom entrance system.

The property also benefits from kitchen and WC facilities, an intruder alarm system and gas heating as well as excellent on-site car parking.

## ACCOMMODATION

Accommodation	Sq Ft	Sq M
Ground Floor	1,974	183.4
First Floor	1,800	167.2
<b>Total Internal Area</b>	<b>3,774</b>	<b>350.6</b>



## FLOOR PLANS



HAWTHORN  
UNITS 2 & 3  
SAT NAV - BT12 6TA

## LEASE DETAILS

Rent: £38,500 + VAT exclusive.

Term: Assignment of current Lease. Full details can be made available upon request.

The space will be offered on an effective Full Repairing and Insuring basis via service charge.

## SERVICE CHARGE

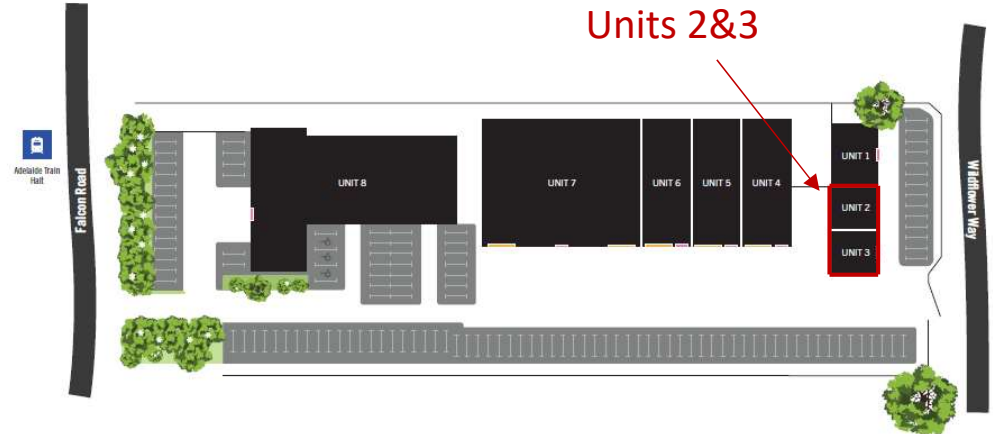
A service charge will be levied to cover a fair proportion of the cost of external repairs and maintenance, security and upkeep of common areas, management etc. Currently estimated at £3,997 + VAT per annum for 2024.

## INSURANCE

An incoming tenant will be responsible for reimbursing a fair proportion of the landlord's building insurance premium. Currently estimated at £1,250 + VAT per annum for 2024.

## VAT

All prices and outgoings stated are exclusive of VAT, which is chargeable.



HAWTHORN
SITE PLAN
SAT NAV - BT12 6TA

## RATES

We are advised by Land & Property Services that the Net Annual Value of the property is £33,000.

The current commercial rate in the pound is £0.599362 (2024/25).

Therefore, the rates payable for 2024/2025 are estimated at £19,778.95.

Interested parties are advised to make their own enquiries in respect of rates.

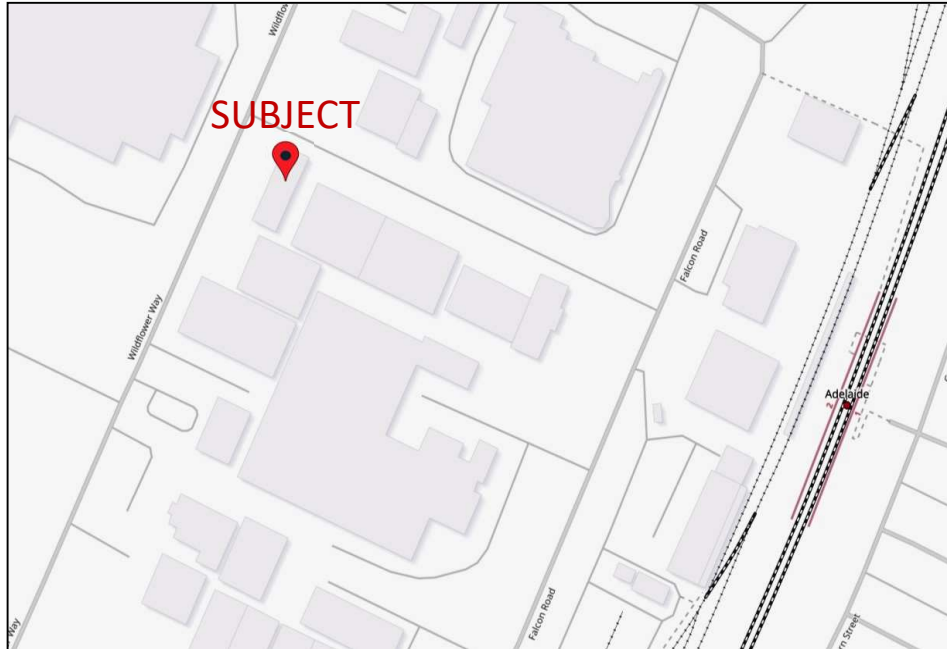


## EPC

The property has an energy rating of C58.

The full certificate can be made available upon request.

## LOCATION



## VIEWING

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

McConnell

JLL Alliance Partner

Contact: Greg Henry / Ross Molloy

Tel: 07841 928670 / 07443 085690

Email: [greg.henry@mcconnellproperty.com](mailto:greg.henry@mcconnellproperty.com) /  
[ross.molloy@mcconnellproperty.com](mailto:ross.molloy@mcconnellproperty.com)

Montgomery House,  
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BT1 4NX

### 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/ukxi/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 Chartered Surveyors. 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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