

OK  
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Tiny  
Life  
The premature baby charity  
for Northern Ireland

DEBORAH  
HOUSTON

hair & beauty salon  
T: 9045 5551

Sign  
Services

design create install

ON THE SQUARE

EMPORIUM

URBAN SALVAGE

TELEPHONE

FOR SALE

**Unit A4, 17 Heron Road, Belfast BT3 9LE**

Modern Warehouse and Office Accommodation Extending to c. 623 sq m (6,710 sq ft)

BENEFITS FROM 9 NO. DEDICATED CAR PARKING SPACES

# LOCATION

The subject property is situated within Sydenham Business Park, one of Belfast's premier business parks located c. 2 miles from Belfast City Centre.

The park is in close proximity to Belfast City Airport and the D5 development whose occupiers include Sainsbury's, B&Q, Ikea, Lidl and Decathlon. The property benefits from excellent transport links to Greater Belfast, the Docks and the wider province via the M3 bridge interchange and Sydenham Bypass.

Adjoining occupiers include On the Square, Making Ideas Happen, Crane and BL Refrigeration.

# DESCRIPTION

The subject comprises a modern light industrial / office unit, the warehouse having a maximum eaves height of c. 20ft and fitted to include suspended low energy lighting, smooth screed concrete floors, block / profile steel elevations and insulated profile steel roof covering incorporating a high percentage of translucent panels. The panels afford the building excellent levels of natural light.

The ground floor also provides an office, kitchen and WC for the warehouse staff and a separate hairdressing salon with store and 2 No. WCs, accessed from the front of the unit.

The first floor comprises modern office accommodation with carpeted / wood laminate flooring and a mezzanine area which is also accessed from the warehouse.

The property benefits from a passenger lift and 9 No. dedicated car parking spaces.

The area let to the hairdressers will be provided with vacant possession if required. Alternatively, the tenant will sign a new lease at £10,000 per annum - further details on request.

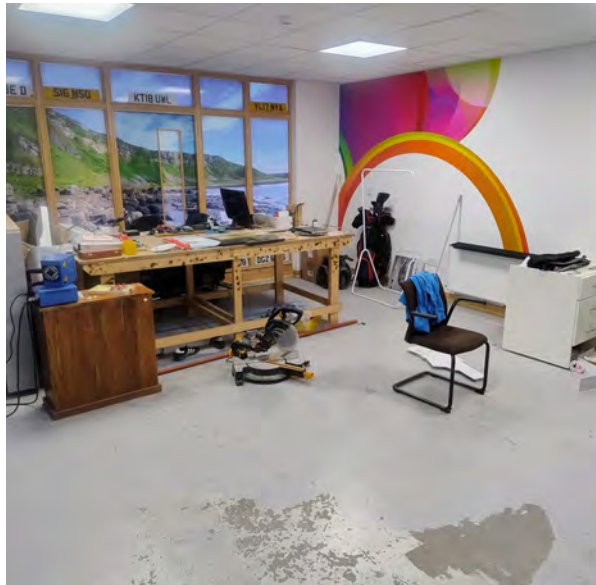
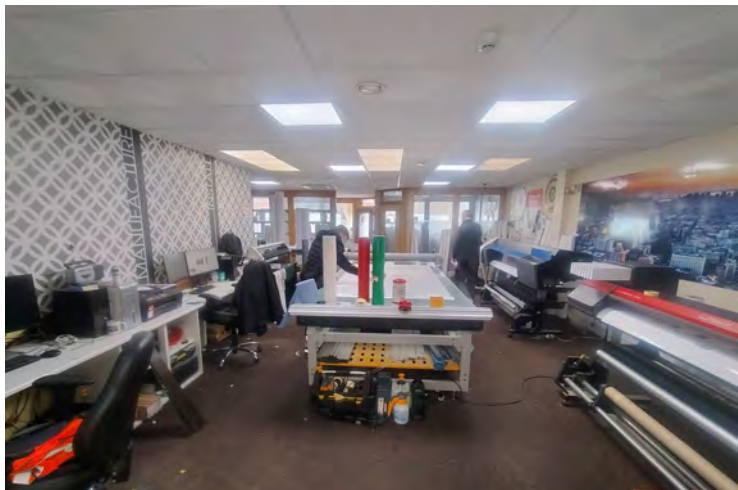
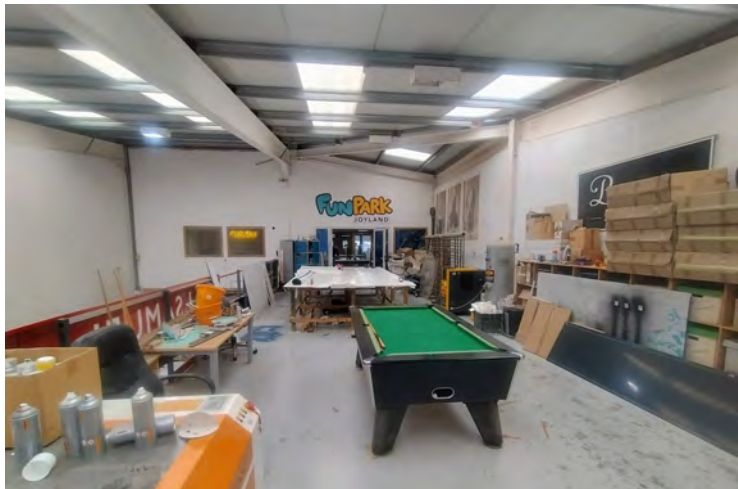
# ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
<b>GROUND FLOOR</b>		
Warehouse (c. 16ft to haunch / 20ft to underside of eaves)	C. 251 sq m	2,705 sq ft
Office	C. 32 sq m	342 sq ft
Kitchen	C. 17 sq m	180 sq ft
WC	-	-
Hairdressers / Office (to include store & comms)	C. 57 sq m	617 sq ft
2 NO. WCs	-	-
<b>FIRST FLOOR (Serviced by passenger lift)</b>		
Offices (to include reception, 2 No. private offices & kitchen)	C. 172 sq m	1,850 sq ft
Mezzanine	C. 94 sq m	1,016 sq ft
<b>OVERALL TOTAL</b>	<b>C. 623 sq m</b>	<b>6,710 sq ft</b>



Unit A4, 17 Heron Road, Belfast

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NCS OFFICE  
SYSTEMS

STUDIO 4  
INTERIORS

ALL METAL  
SERVICES

BARTON SAFETY  
SERVICES

G4S BELFAST

FAIRSTONE

**SUBJECT  
PROPERTY**

ON THE SQUARE

BL  
REFRIGERATION

## NEIGHBOURING OCCUPIERS

Unit A4, 17 Heron Road, Belfast BT3 9LE

# SALES DETAILS

PRICE: Offers over £350,000  
TITLE: Long leasehold , subject to ground rent and service charge.  
SERVICE CHARGE & GROUND RENT: Currently c. £2,200 per quarter  
VAT: All prices, outgoings etc are exclusive of, but are subject to VAT.

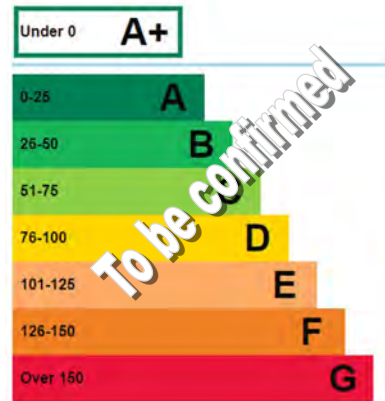
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.

## NAV (RATES PAYABLE)

NAV: £21,800

Estimated rates payable in accordance with LPS Website: £12,474.42

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



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.

REF: 9766



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**IAIN MCCABE**

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**ROSS PATTERSON**

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## O'CONNOR KENNEDY TURTLE

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