McConnell () JLL Alliance Partner

028 90 205 900 mcconnellproperty.com



Modern Ground Floor **Office / Fitness / Business** Suite c. 935 sq ft

Unit 19D Weavers Court Business Park Linfield Road Belfast **BT12 5GH**

- Accommodation extends to c. 935 sq ft.
- Generous on-site car parking.
- Highly accessible edge of City Centre location.

Montgomery House, 29-31 Montgomery Street, Belfast, BT1 4NX T: 028 90 205 900 E: info@mcconnellproperty.com **TO LET** – Unit 19D, Weavers Court Business Park, BT12 5GH

LOCATION

Weavers Court is strategically located next door to the new Weavers Cross Transport Hub, just 8 minutes walk to City Hall and less than 5 minutes drive to the motorway network.

Weavers Court is hugely popular with technology firms due to its connectivity - every unit has direct access to a non-contested 10GB Fibre Optic Cable.

Facilities within this unique campus style development include courtyard café; 24/7 manned security; CCTV; bicycle stands and plenty of green open space.

DESCRIPTION

The property forms part of a purpose built edge of City Centre business park. The subject comprises c. 935 sq ft of ground floor accommodation with ample free staff and visitor parking available on a first come first served basis.

The suite is open plan and finished to a high standard throughout to include plastered / painted walls, perimeter trunking and suspended strip lighting.

Kitchenette and W.C facilities are contained within.

LEASE DETAILS

Rent: On application.

Term: Subject to negotiation.

The space will be offered on effectively Full Repairing and Insuring terms via recovery of a service charge.

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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. Current year estimate £2.00 psf + VAT.

INSURANCE

An incoming tenant will be responsible for reimbursing a fair proportion of the landlord's building insurance premium.

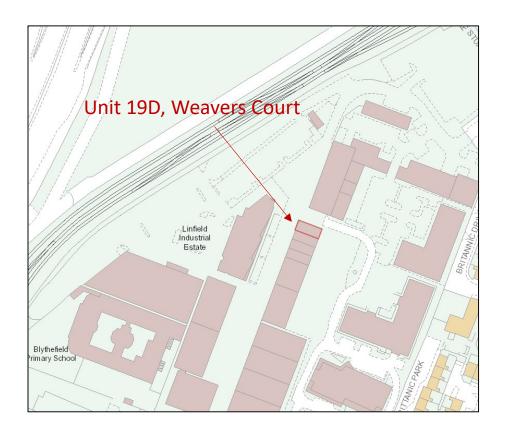


VAT

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

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RATES

We are advised by Land & Property Services that the Net Annual Value of the property is £12,100.

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

Therefore, the rates payable for 2024/2025 are estimated at £6,924.

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

EPC

The property has an energy rating of B50.

The full certificate can be made available upon request.



Energy rating and score

This property's current energy rating is B. A+ Under 0 Net zero CO2 0-25 Α 26-50 В 50 B 51-75 С D 76-100 Ε 101-125 F 126-150 G

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LOCATION



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/uksi/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 Property. 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.

Disclaimer: McConnell Property and its subsidiaries and their joint agents if any for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of nnell Property or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or ee or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buver or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of McConnell Property has any authority to make or give any esentation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of McConnell Property or its employees or agents. McConnell Property will not be liable, whether in negligence or otherwise er, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by McConnell Property. (vi) in the case of new development or refurb tive buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and p ouvers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and McConnell Property shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters

VIEWING

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

McConnell () JLL Alliance Partner



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