



**To Let/For Sale**  
**Superb Office Building With Car Parking**

Unit 1, 9 Heron Avenue, Sydenham Business Park, Belfast, BT3 9LF



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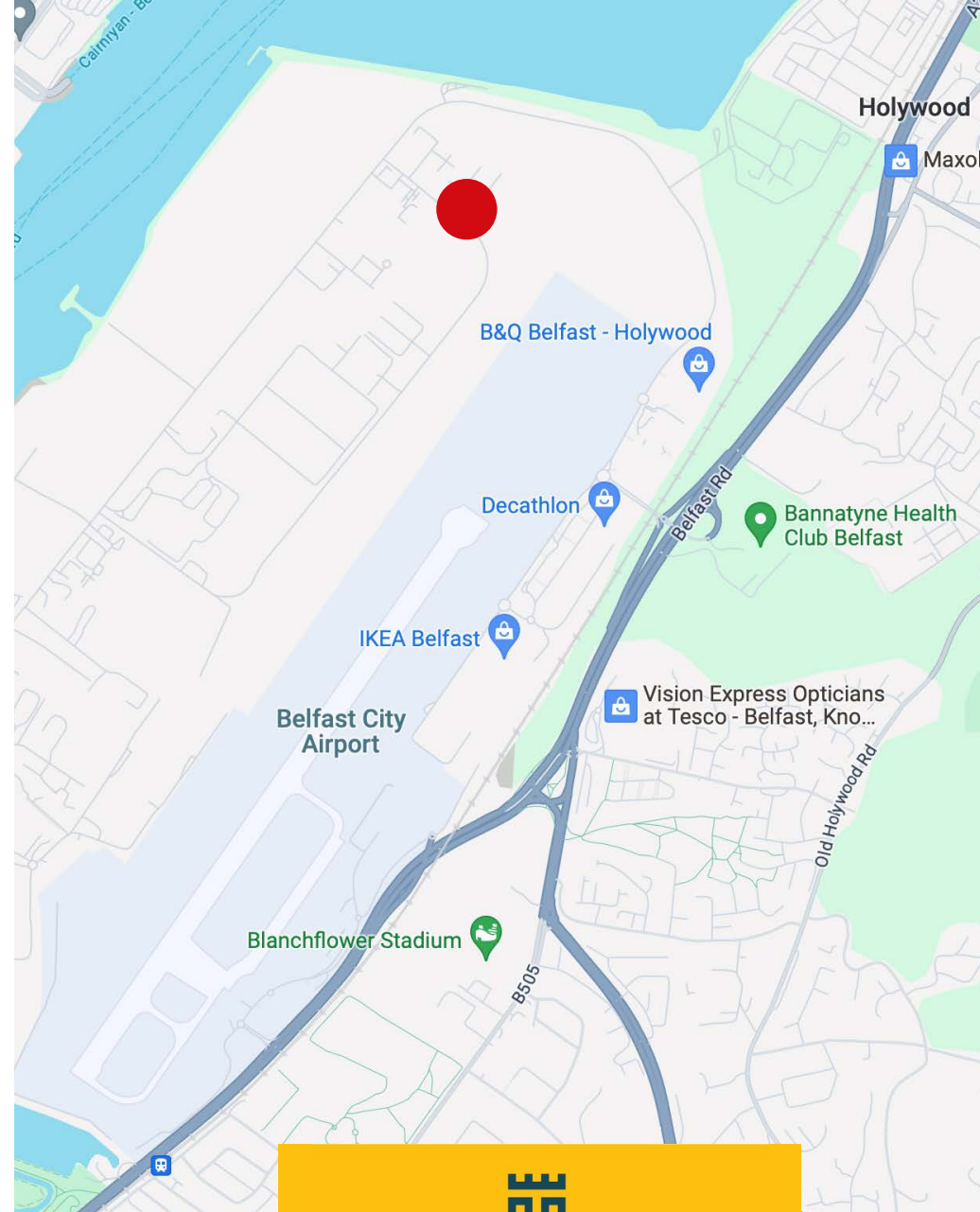
**028 90 500 100**

## LOCATION & DESCRIPTION

- Sydenham Business Park is located two miles south-east of Belfast City Centre and is immediately adjacent to Belfast City Airport.
- The area has attracted high profile occupants such as Virgin media, Stryker and Penton Publications
- Can be leased on a floor-by-floor basis
- Dedicated car parking spaces for 23 cars. Additional spaces are available
- The building is about to be refurbished to a high standard to include comfort cooling, raised access flooring throughout and a lift.

## ACCOMMODATION

Description	Sq M	Sq Ft
Ground floor		2,550
First Floor		2,560
<b>Total Area</b>		<b>5,110</b>
Car parking for 23 cars		



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## RATES

NAV: £47,300

Rate in £ 2023/24 = 0.5993

Therefore Rates Payable 2023/24 = £28,349.82

Note: Interested parties should check their individual rates liability directly with Land & Property Services.

## LEASE DETAILS

Term: "Minimum of 5 years.

Rent: £55,000 per annum.

Repairs & Insurance: Tenant responsible for internal repairs and reimbursement of a fair proportion of the buildings insurance premium to the Landlord.

Service Charge: Levied to cover a fair proportion of the cost of external maintenance and repairs, together with any reasonable outgoings of the Landlord.

## SALES DETAILS

Title: Leasehold Subject to a Ground Rent, full details on request.

Price: Available upon request.

## VAT

The property is registered for VAT.



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## EPC

Awaiting EPC

## CONTACT

For further information or to arrange a viewing contact:

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