



**For Sale** Office Investment Part Let  
To Energia 8,560 sq ft / 795.24 sq m  
Parkwood House, Newforge Lane, Belfast

Campbell  
Commercial Cairns

028 9024 9024



**McKIBBIN**  
COMMERCIAL

028 90 500 100

## LOCATION

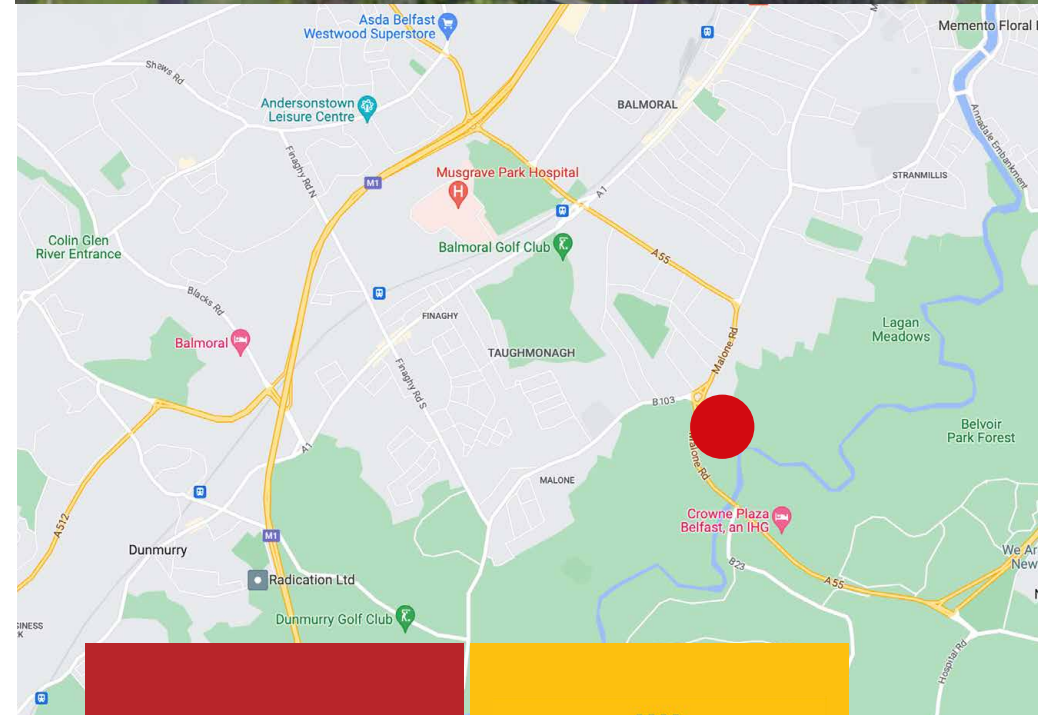
- Newforge Lane is located just off the Malone Road, leading on from Balmoral Avenue. It is a well established suburban business park.
- The M1 motorway is located approximately 1.5 miles away with the interchange at Stockmans Way.

## DESCRIPTION

- Parkwood House is a two storey detached office building, extending to 8,560 sq ft and has 32 car parking spaces on a site of approx. 0.4 acres.
- The property is finished to include plastered and painted walls, carpet covered floors and gas fired central heating. The building also benefits from a passenger lift to provide access to the first floor.
- Both floors are largely open plan, with a couple of individual offices, boardroom, kitchen and WC facilities.



Not To Scale. For indicative purposes only.



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## ACCOMMODATION

Description	Sq Ft	Sq M
Ground Floor Office +17 car parking spaces	4,310	400.4
First Floor Office +15 car parking spaces	4,250	394.8
<b>Total</b>	<b>8,560</b>	<b>795.2</b>

## LEASE

Floor	Tenant	Term	Rent (pax)
GF	Energia Group NI Holdings Ltd	Lease until 30.09.28	£47,443 (raising to £50,000 on (01.10.26)
FF	Vacant	TO LET	Quoting £52,500
<b>Estimated Total Rental</b>			<b>£102,500</b>

## RATE

We have been advised by Land & Properties Services that the NAV's of the property are:

Floor	NAV	Payable
Ground Floor	£41,100	£23,518
First Floor	£40,500	£23,174

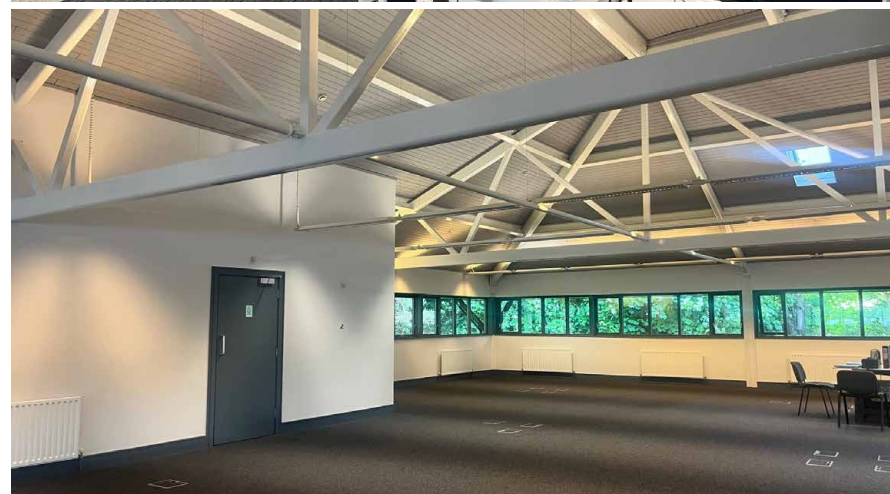
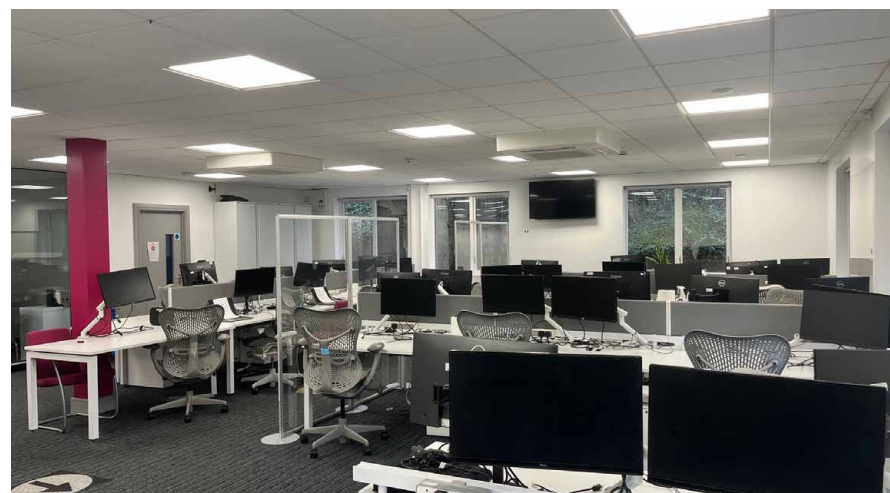
\* Interested parties should check their individual rates liability directly with Land & Property Services.

## PRICE

Offers around £975,000 for the freehold interest which equates to just under £115 psf.

## VAT

Prices, outgoings and rent do not include VAT which may be chargeable.



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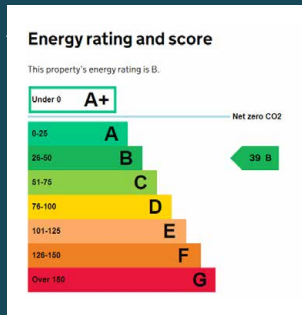
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## EPC



## CONTACT

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