



To Let (By Way Of Assignment)
Prominent Office Building

37 Dargan Road, Fortwilliam Business Park, Belfast, BT3 9LZ



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COMMERCIAL

028 90 500 100

SUMMARY

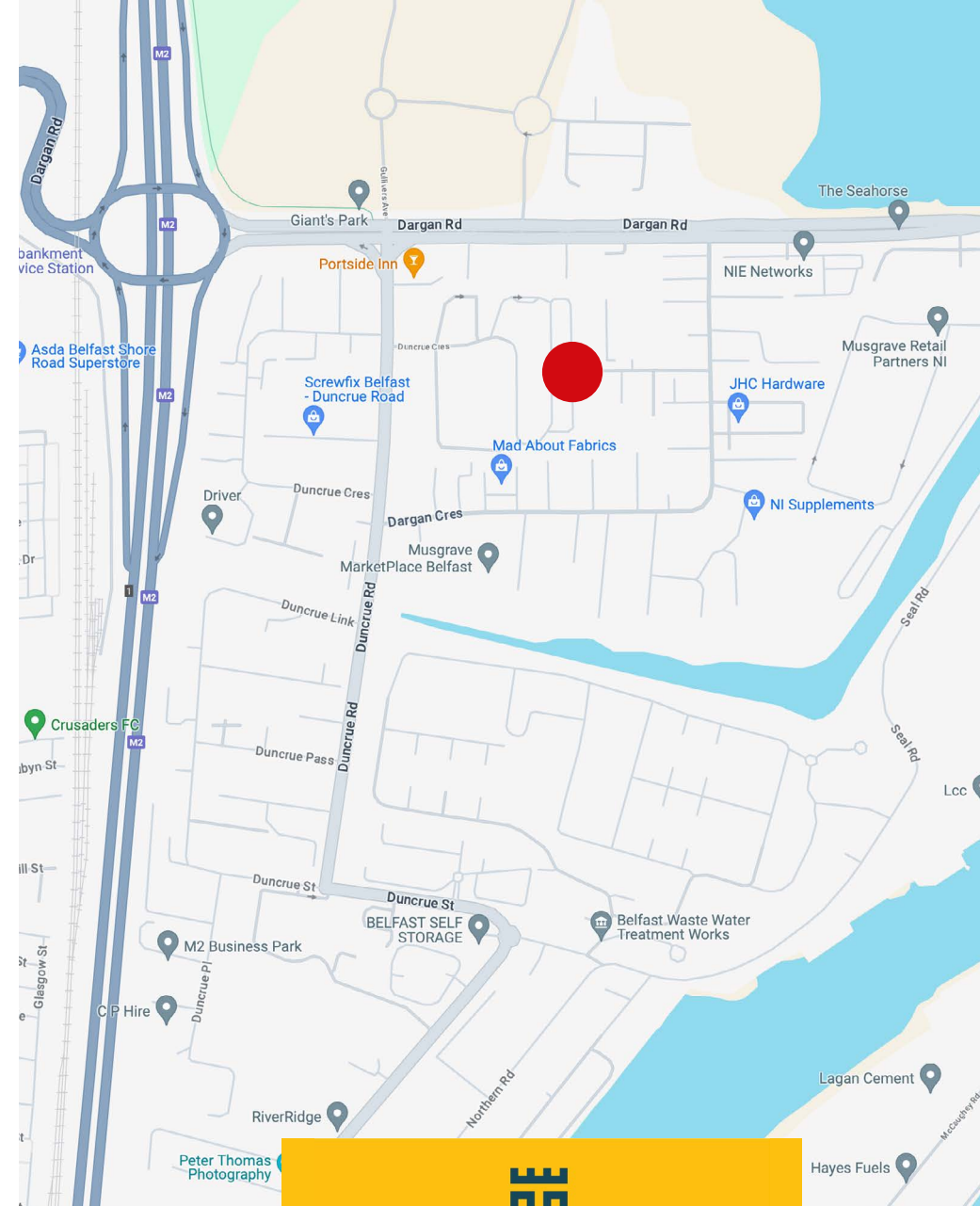
- Prominent office building located in close proximity to the M2 motorway.
- Ground Floor c.2,518 sq ft with own door access along with First & Second Floor suite of c.3,139 sq ft with own door access.
- 19 car parking spaces to the front and rear

LOCATION

- Fortwilliam Business Park is situated off Dargan Road, in the North Foreshore and Belfast Harbour area. It benefits from easy access to motorway networks providing excellent transport links throughout the province.
- The property is situated approximately 4.5 miles (7.25km) from Belfast City Centre. Other occupiers in the immediate vicinity include Dale Farm, I3 Digital, Kuehne + Nagel, Fibrus & Belfast Harbour Studios
- The building benefits from excellent tenant amenities at the nearby Lesley Centre, with Ashers Bakery, Greggs and the Portside Inn all in close proximity.

DESCRIPTION

- The subject property comprises a 2-storey office building with separate own door access to the ground floor suite and the upper floors suite with parking facilities on-site.
- The suites provide a range of private offices, open plan office space, reception, board room, meeting rooms, kitchen and WCs.
- The offices are finished to a high standard to include suspended ceilings with recessed lighting and plaster painted walls and electric wall heaters. The upper floor has a number of air handling units.
- There are 19 dedicated car parking spaces and have the benefit of shared additional spaces within the park.



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ACCOMMODATION

Description	Sq M	Sq Ft
Ground Floor	233.93	2,518
1st Floor & 2nd Floor	291.62	3,139
Total	525.55	5,657

* Opportunity to take either Ground Floor or First & Second Floor on a separate basis.
Further info on request.

LEASE

Term:	Lease expiry 21/12/2032
Break Options:	21/12/2025 & 21/12/2029
Rent:	£45,000 + VAT per annum, exclusive.
Repairs & Insurance:	The tenant is to be responsible for all repairs and reimbursement of the building insurance premium to the Landlord.
Service Charge:	A service charge will be levied to cover a fair proportion of the cost of external repairs, upkeep of the communal areas within the Estate, management fees and ground rent.

RATES

We understand from Land & Property Services that the Net Annual Value is as follows:

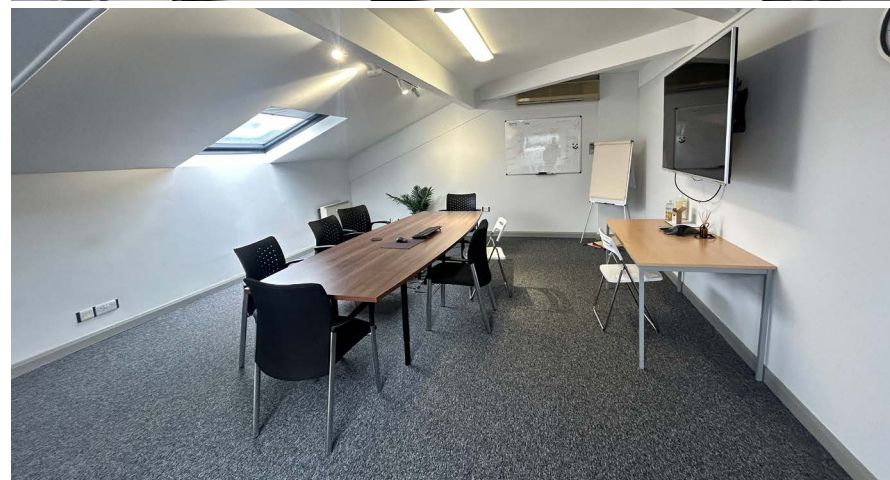
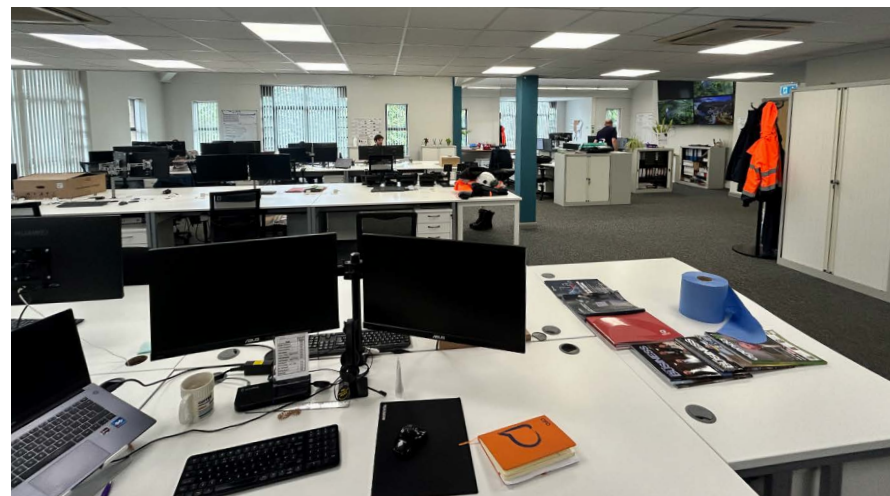
NAV = £65,800

Rate in £ 2024/25 = 0.599362

Rates payable 24/25 = £39,438.02

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.



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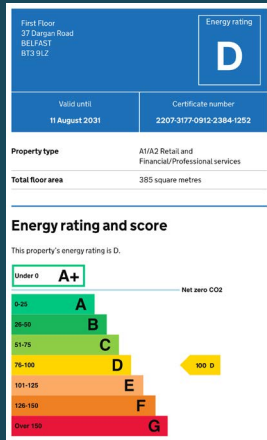
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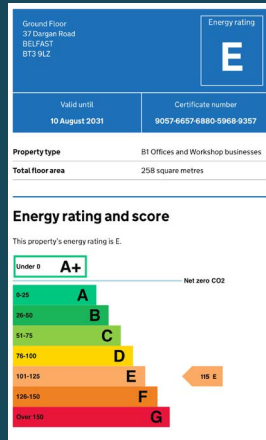
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EPC



Ground Floor



First Floor

CONTACT

For further information or to arrange a viewing contact:

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