



To Let Prominent Office Building

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



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

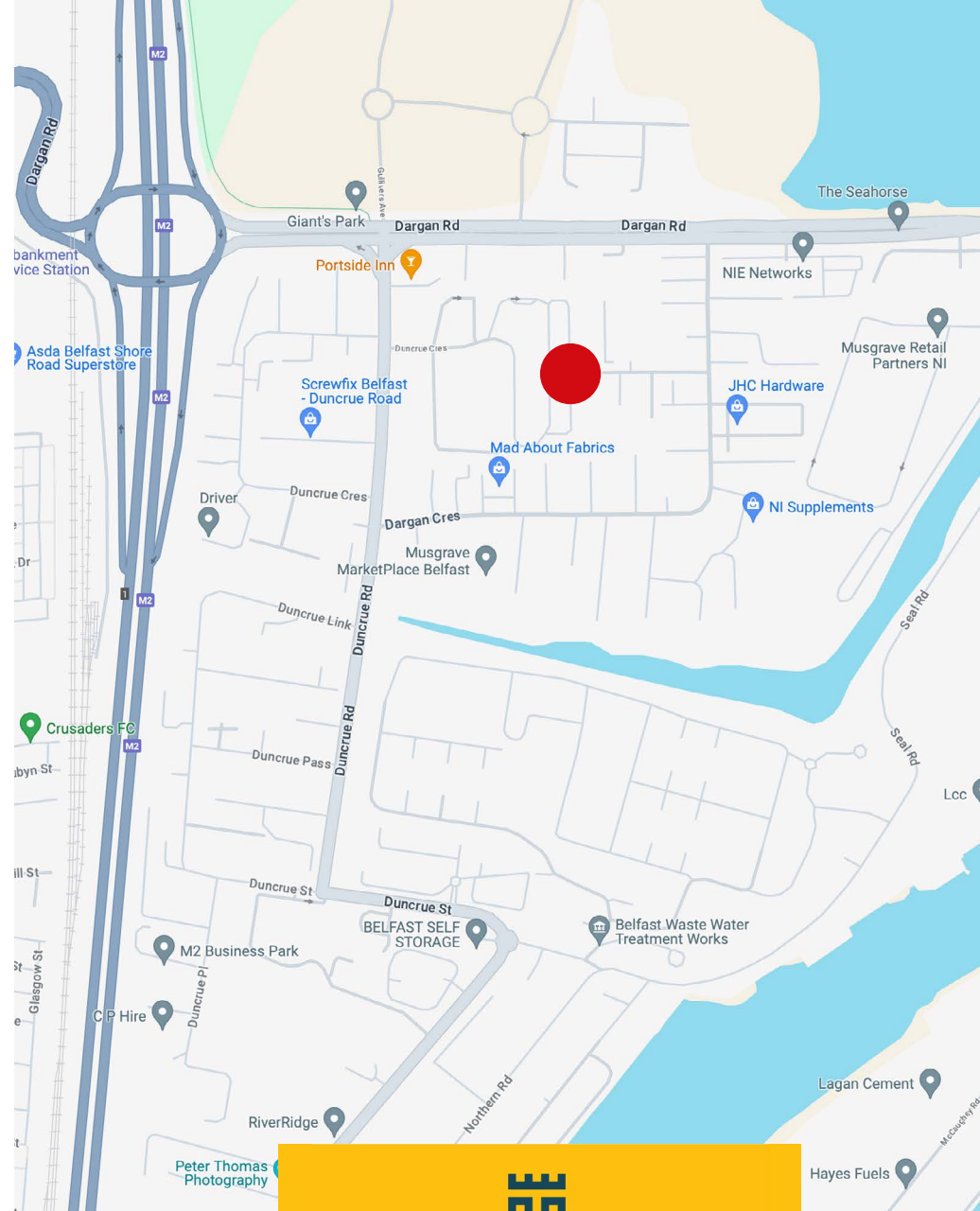
- Prominent office building located in close proximity to the M2 motorway
- Ground Floor c.2,518 sq ft with own door access along with First & Second Floor suite of c.3,139 sq ft with own door access
- 19 car parking spaces to the front and rear
- Available on a floor by floor basis

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 multi 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.



To Let Prominent Office Building
37 Dargan Road, Fortwilliam Business Park, Belfast, BT3 9LZ


McKIBBIN
COMMERCIAL
028 90 500 100

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:	Negotiable
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:

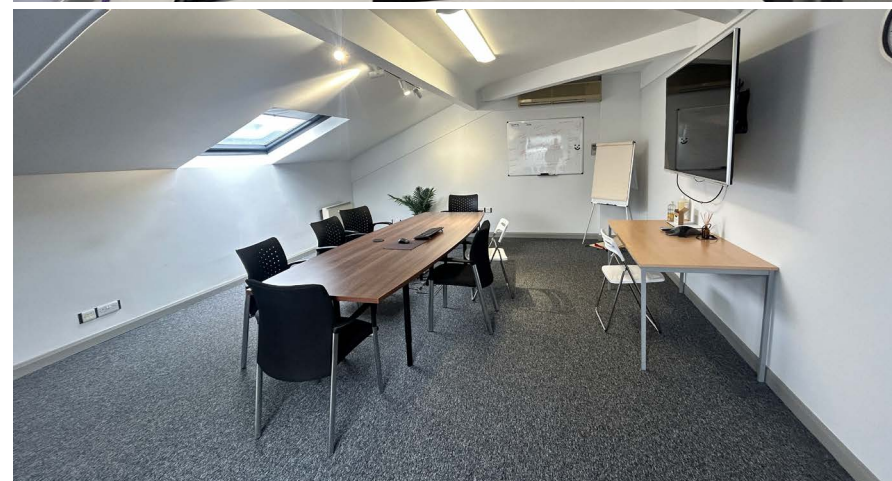
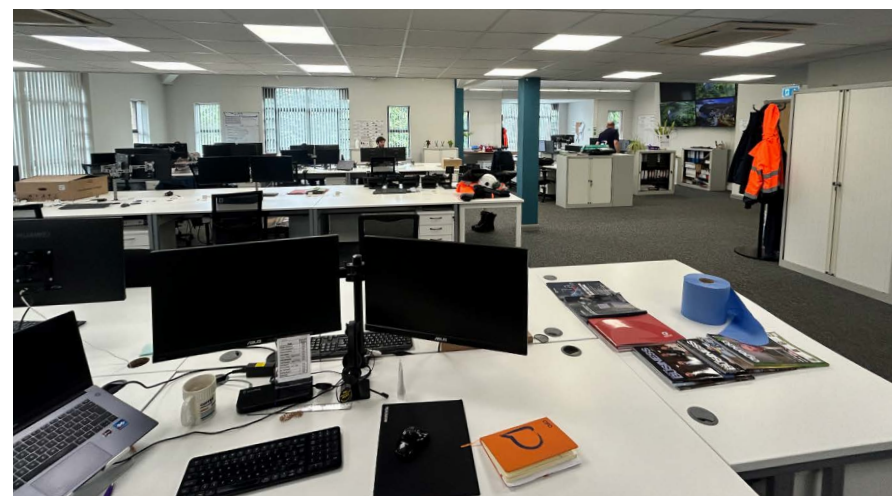
NAV = £65,800

Rate in £ 2025/26 = 0.626592

Rates payable 25/26 = £41,229.75

VAT

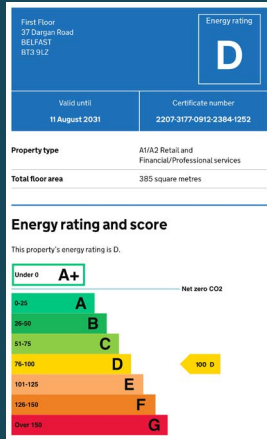
All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax



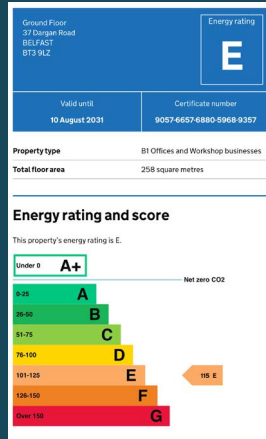
To Let Prominent Office Building
37 Dargan Road, Fortwilliam Business Park, Belfast, BT3 9LZ


McKIBBIN
COMMERCIAL
028 90 500 100

EPC



Ground Floor



First Floor

CONTACT

For further information or to arrange a viewing contact:

Scott Lawther

sl@mckibbin.co.uk

McKibbin Commercial Property Consultants

Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

02890 500 100

property@mckibbin.co.uk

www.mckibbin.co.uk

Follow us for up-to-date news and information!



McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatever in relation to this property. As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 – <http://www.legislation.gov.uk/uksi/2017/692/made>. In accordance with legislation, 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 McKibbin Commercial. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.

