

McConnell



JLL

Alliance
Partner

TO LET



1st Floor Office Accommodation (Capable of Sub-Division)

**13a Airport Road West
Belfast
BT3 9ED**

- Flexible all-inclusive deals available.
- First Floor office suite of 2,459 sq ft (228.5 sq m) - 3,356 sq ft (311.8 sq m).
- On-site car parking.

LOCATION

The subject property is situated on Airport Road West within Sydenham Business Park, c. 3 miles from Belfast City Centre and in close proximity to George Best Belfast City Airport.

Sydenham Business Park provides ease of access to Belfast City Centre and the motorway network. Nearby occupiers include Spirit Aero Systems, BP, Menzies, Phoenix Gas, SHS Group, Calor Gas, Tennats Bitumen and Emo Oil.

DESCRIPTION

The property comprises a two-storey industrial / office building on a self-contained site with on-site car parking. The subject property is a first-floor office suite, configured to include a mixture of open plan office, a meeting room and a boardroom / training room.

Internally, the suite is finished to a good standard to include raised access flooring with carpet floor tiles, suspended ceiling with recessed lighting, plastered and painted walls and air conditioning throughout.

ACCOMMODATION

Accommodation	Sq Ft	Sq M
Open Plan & Kitchen	2,459	228.5
Boardroom	704	65.4
Meeting Room	193	17.9
Total Internal Area	3,356	311.8

SPECIFICATION

- Raised access flooring
- Carpet floor covering
- Suspended ceiling with recessed lighting
- Air conditioning
- Plastered and painted walls
- 1 No. meeting room
- 2 No. Private offices.
- 1 No. 12 person boardroom
- On-site parking



LEASE TERMS

All-inclusive rent of **£15.00 per sq ft** to include rent, rates and service charge.

VAT

The building is opted to tax and therefore VAT is payable on rent and all other outgoings.

EPC

The property has an energy rating of 55C.

Full Certificates can be made available upon request.



LOCATION



VIEWING

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

McConnell

 JLL Alliance Partner

Contact: Greg Henry / Ross Molloy

Tel: 07841 928 670 / 07443 085 690

Email: greg.henry@mcconnellproperty.com / ross.molloy@mcconnellproperty.com

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/ukxi/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.