

**OK  
T**



**FOR SALE**

**1 Pilots View, Heron Road, Belfast, BT3 9LE**

Prominent Office Investment Opportunity Producing £24,000 per annum.

# LOCATION

The subject property is situated within Sydenham Business Park, one of Belfast's premier business parks located c. 2 miles from Belfast City Centre.

The park is in close proximity to Belfast City Airport and the D5 development whose occupiers include Sainsbury's, B&Q, Ikea, Lidl and Decathlon. The property benefits from excellent transport links to Greater Belfast, the Docks and the wider province via the M3 bridge interchange and Sydenham Bypass.

Adjoining occupiers include Evans & Co, Fairstone Wealth Management, CMI, Mascott, TCB Group, Guide Dogs NI & CCL Interiors

# DESCRIPTION

The property comprises a two storey detached office block which benefits from 21 dedicated car park spaces. The unit is of steel portal construction with insulated brick / blockwork elevations and a metal clad roof.

Internally the unit is finished to a high standard to include part carpeted flooring, perimeter trunking, suspended ceilings with recessed low energy lighting, painted / plastered walls, gas fired heating, staff kitchen / canteen & WC's.

# ACCOMMODATION

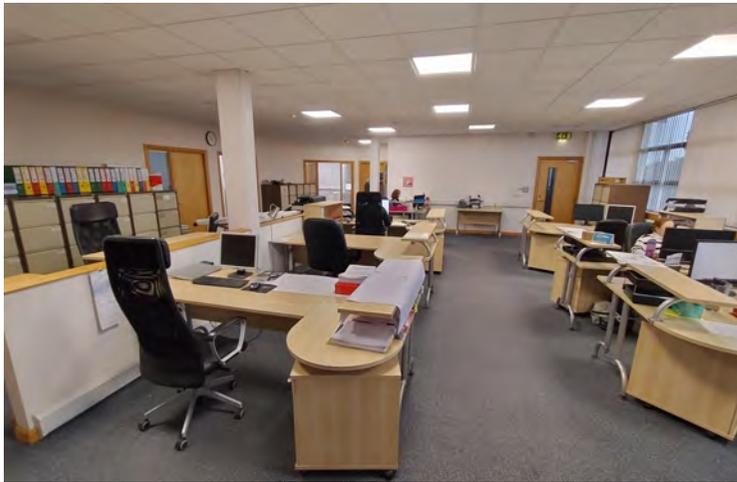
DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
<b>GROUND FLOOR</b>		
Reception	c. 25 sq m	271 sq ft
Boardroom	c. 17 sq m	180 sq ft
Offices	c. 24 sq m	255 sq ft
Stores	c. 145 sq m	1,559 sq ft
Male & Female WC's		
<b>FIRST FLOOR</b>		
Offices (comprising 7 no. private offices & open plan office)	c. 213 sq m	2,298 sq ft
Kitchen / Canteen	c. 8 sq m	87 sq ft
<b>TOTAL ACCOMMODATION</b>	<b>c. 432 sq m</b>	<b>4,650 sq ft</b>

## 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/uk/si/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

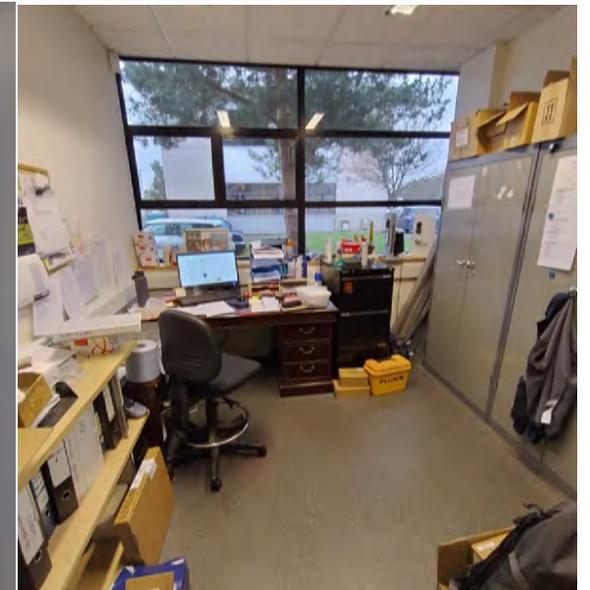
REF: 10007





## 1 Pilots View, Heron Road, Belfast, BT3 9LE

Prominent Office Investment Opportunity Producing c. £24,000 per annum.



# TENACNY DETAILS

TENANT:	Building Protection Systems (NI) Ltd (Est. 1981)
RENT:	£24,000 per annum plus VAT
TERM / RENT REVIEW / BREAK OPTION:	10 Years with a 5 year upward only rent review / tenant break option
REPAIRS / INSURANCE:	Full repairing and insuring lease.
SERVICE CHARGE / GROUND RENT:	Payable by the tenant - currently c. £12,194.24 plus VAT

# SALES DETAILS

PRICE:	Offer around £305,000
TITLE:	The property is held under a 125 year lease from 2004. The ground rent is reviewed every 5 years - currently £11,034.24 plus VAT per annum.
VAT:	All prices, outgoing etc are exclusive of, but are subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

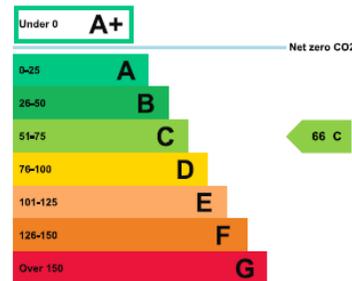


# NAV (RATES PAYABLE)

NAV: £43,100  
Estimated rates payable in accordance with LPS Website:  
£25,832.50

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

This property's energy rating is C.



# FURTHER INFORMATION

For further information / viewing arrangements please contact:

**IAIN MCCABE**

[iaain.mccabe@okt.co.uk](mailto:iaain.mccabe@okt.co.uk)

**O'CONNOR KENNEDY TURTLE**

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD **028 9024 8181** | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ **028 7034 4244** [okt.co.uk](http://okt.co.uk)



OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.