



**FOR SALE/TO LET - BUILDING 6, BELMONT OFFICE PARK, 232-242  
BELMONT ROAD, BELFAST, BT4 2AW**

MODERN SELF-CONTAINED OFFICE BUILDING



savills

## LOCATION

The subject property is located within the popular and highly accessible Belmont Office Park, which is situated at the junction of Belmont Road and Hawthornden Way.

The location provides fantastic access to Belfast City Centre with a journey time of around 12 minutes (3 miles).

Due to this proximity, this property benefits from access throughout the province via the motorway network including the M1, M2 and M3 motorways.

## DESCRIPTION

The subject unit is a self-contained modern office building which is spread over two floors extending to 2,150 sq ft in total.

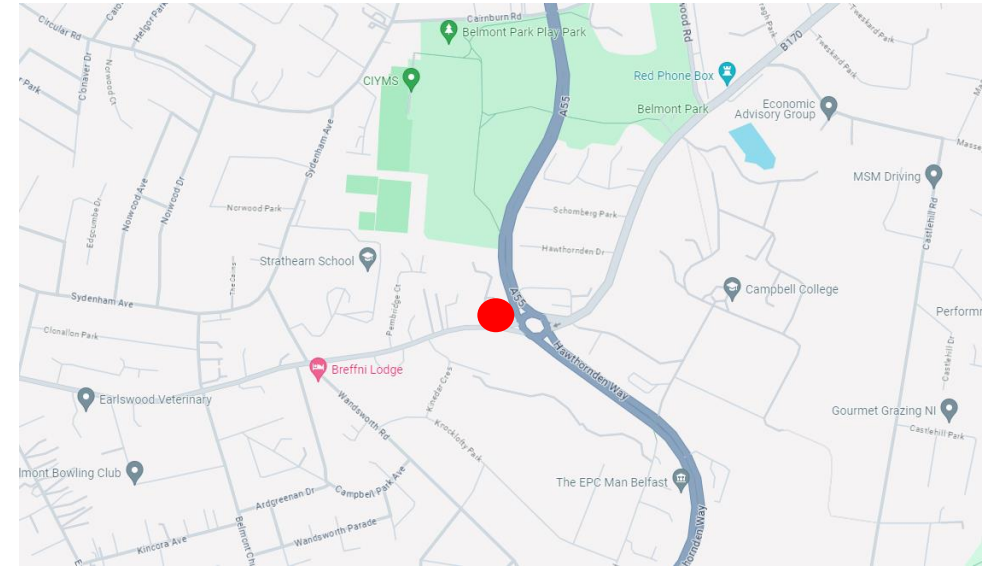
The space has the benefit of an abundance of natural light and is currently configured to include a reception area, open plan office, kitchen and WC facilities.

Finishes include:

- Plastered and painted walls.
- Suspended and plastered ceilings with LED lighting.
- Newly carpeted floors.
- Perimeter trunking.
- Gas fired central heating.

The property offers recently refurbished high-quality office space which would be suitable for a range of occupiers for immediate occupation.

Property also has the exclusive right of 6 car parking spaces which are situated onsite.





## ACCOMMODATION

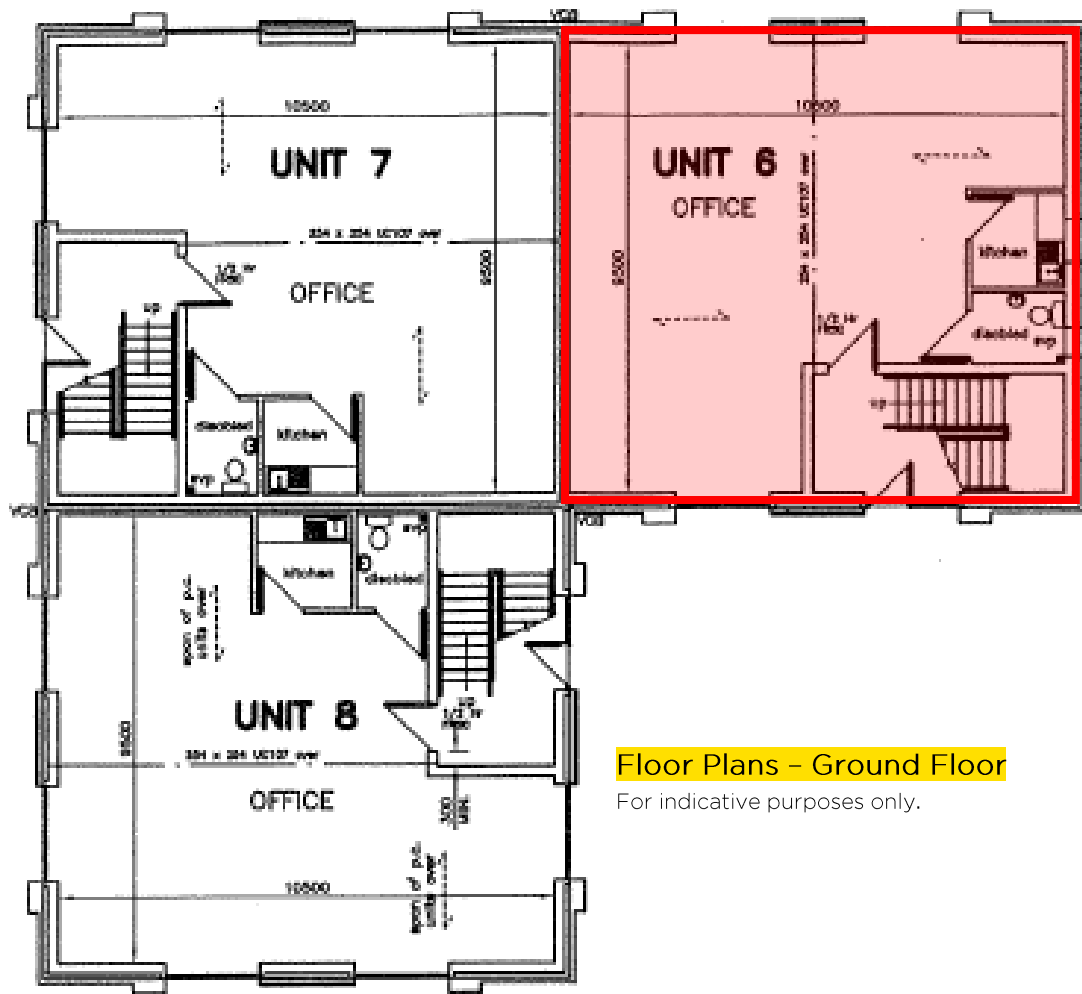
The premises provides the following approximate gross internal areas:

Description	Sq ft	Sq m
Ground floor	1,075	100
First floor	1,075	100
Total	2,150	200

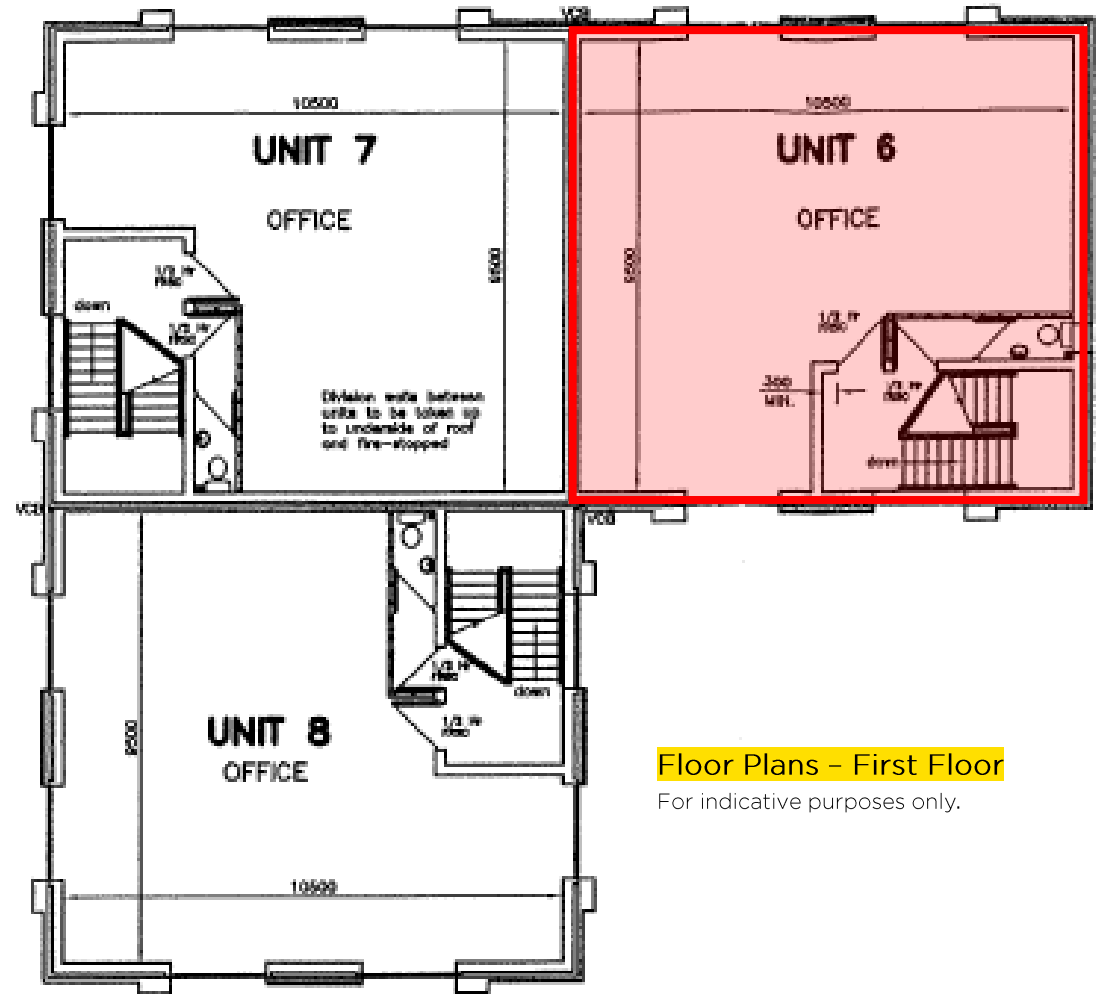
## LEASE DETAILS

Term	By negotiation. Flexible terms available.
Rent	Year 1 - £25,000 pa.
Repairs & Insurance	Full Repairing & Insuring Terms.
Service Charge	Levied to cover external repairs, maintenance, management & security of the common areas.





**Floor Plans - Ground Floor**  
For indicative purposes only.



**Floor Plans - First Floor**  
For indicative purposes only.

## GENERAL REMARKS

### Viewings

Viewings strictly by appointment through joint agents.

### VAT

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

### Offers

Offers are to be submitted to the letting agents, Neal Morrison (neal.morrison@savills.ie), Alex Pelan (alex.pelan@savills.ie).

### Price

Offers in excess of £375,000 excluding VAT.

### Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

### Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitor, and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

### Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

### Rates

We have been advised by the Land and Property Services website that the NAV for Building 6, Belmont Office Park, 232-242 Belmont Road, Belfast, BT4 2AW is £18,400. The rate in the £ for 2023-2024 in Belfast is 0.572221.

Based on the above information the rates payable are £10,528.87.

### EPC

B39

A copy of the EPC can be provided upon request.

**FOR FURTHER  
INFORMATION OR TO  
ARRANGE A VIEWING,  
PLEASE CONTACT:**

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Boundary for indicative purposes only.

### Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3. 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. <https://www.legislation.gov.uk/ukksi/2017/692/contents>

Brochure prepared April 2024.

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WAKEFIELD**

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PIERCE**

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