

For Sale/To Let

Modern own door office of approx. 2,150 sqft (200sqm)
Building 6, Belmont Office Park,
232-242 Belmont Road, Belfast, BT4 2AW



For Sale/To Let Building 6, Belmont Office Park, 232-242 Belmont Road, Belfast, BT4 2AW



Location

This modern own door office is located within the very popular Belmont Office Park at the junction of Belmont Road and Hawthornden Way within leafy East Belfast.

The location is ideal for access to both the City Centre as well as Stormont, Belfast City Airport and the main motorway network linking Belfast to the remainder of the province.

Located approx. 3 miles from the City Centre, the location benefits from ease of access to the local amenities in both Belmont and Ballyhackamore.

Description

The subject property forms part of a purpose built, edge of town modern office park, comprising of 9 no. own door offices.

The subject property extends to approx. 2,150sqft over 2 floors with its own exclusive access and 6 designated car park spaces.

The accommodation is arranged over ground and 1st floor and has only recently been refurbished to a high standard and is available for immediate occupation.

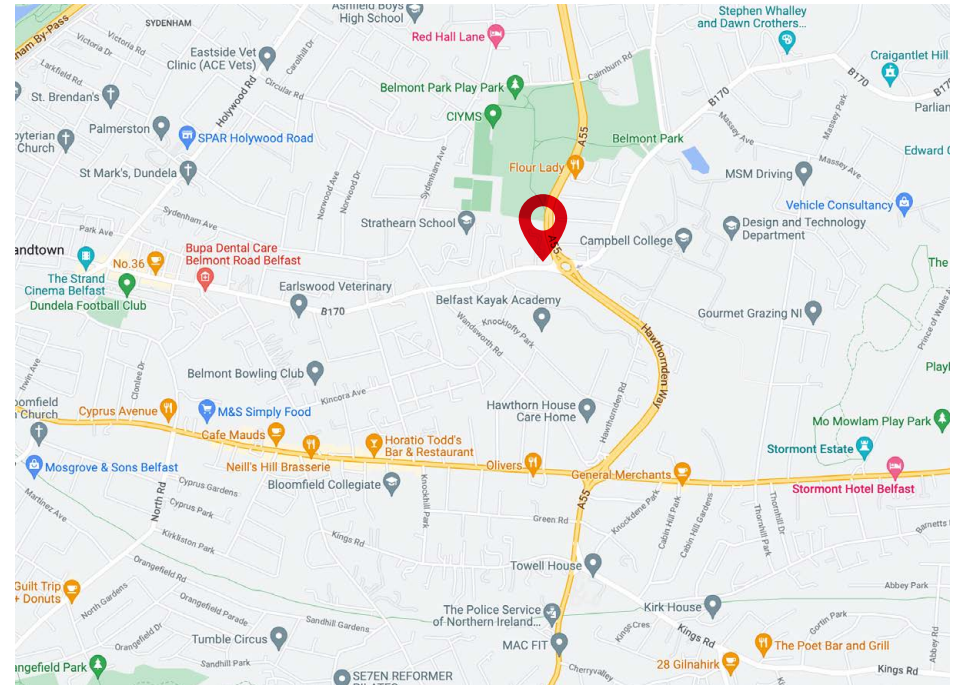
The accommodation at ground floor provides a modern entrance/reception, an open plan office and kitchen and accessible WC.

The 1st floor is currently open plan with a toilet accommodation accessed off the 1st floor landing.

Finishes include:

- Plastered and painted walls.
- Suspended and plastered ceilings with LED lighting.
- Newly carpeted floors.
- Perimeter trunking.
- GFCH.
- Abundance of natural light.

The property also benefits from 6 exclusive onsite car park spaces..



For Sale/To Let Building 6, Belmont Office Park, 232-242 Belmont Road, Belfast, BT4 2AW



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 pax.
Repairs & Insurance: Full Repairing & Insuring Terms.
Service Charge: Levied to cover external repairs, maintenance, management & security of the common areas. Estimated at approx. £1400pa.

Price

Offers in excess of £375,000 exclusive of VAT.

NAV

Rateable value to be re-assessed but estimated at approx. £11,000pa payable.

VAT

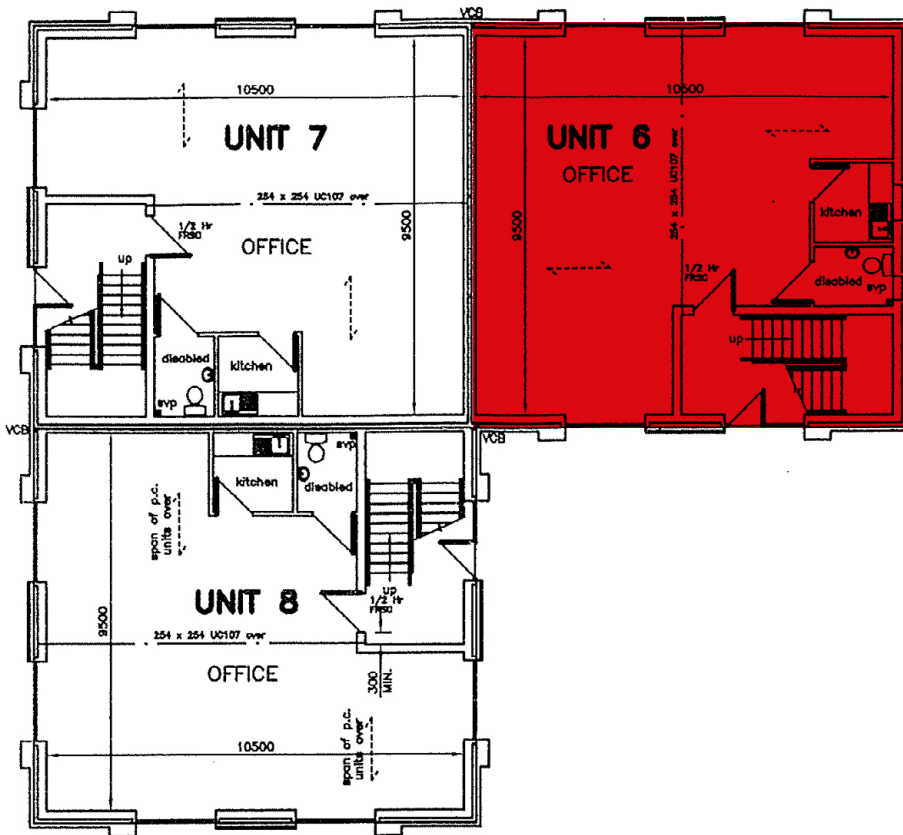
Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.

EPC

The property has an Energy Performance rating of B39.
A copy of the EPC can be provided upon request.

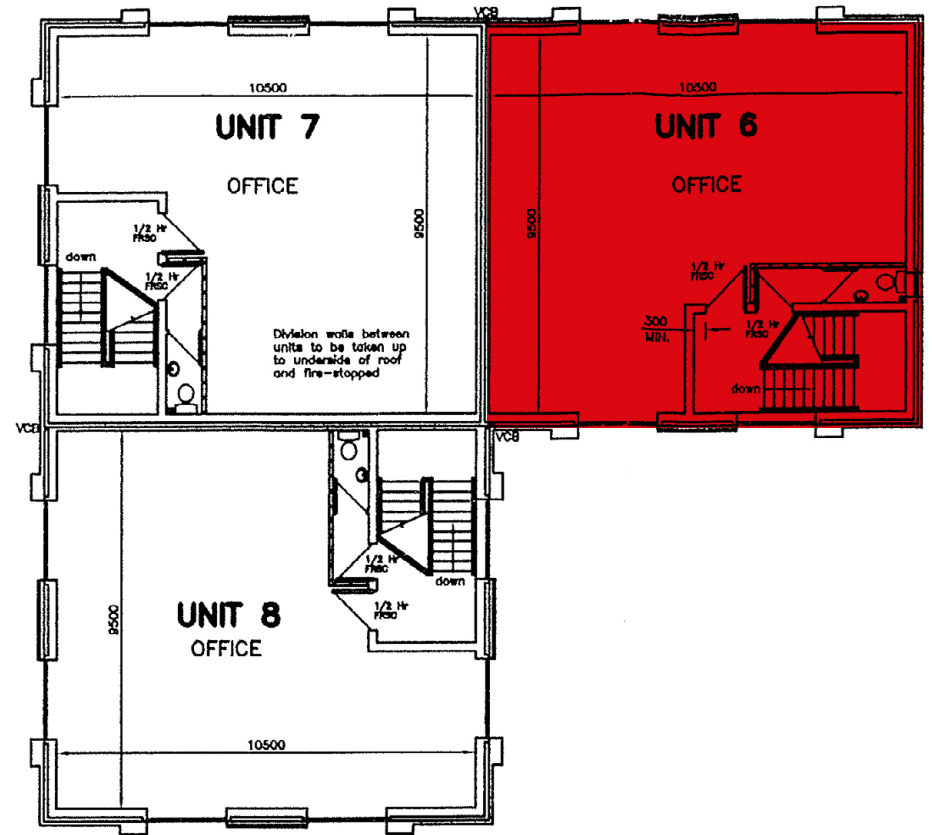


For Sale/To Let Building 6, Belmont Office Park,
232-242 Belmont Road, Belfast, BT4 2AW



Ground Floor Plan

Layout for indicative purposes only.



First Floor Plan

Layout for indicative purposes only.

For Sale/To Let Building 6, Belmont Office Park,
232-242 Belmont Road, Belfast, BT4 2AW



For Sale/To Let Building 6, Belmont Office Park,
232-242 Belmont Road, Belfast, BT4 2AW





McCombe Pierce LLP

Lombard House, 10-20 Lombard Street, Belfast BT1 1RD

+44 (0)28 9023 3455

www.cushmanwakefield-ni.com

Robert Toland BSc (Hons) MRICS,

Mark Riddell

Martin McKibbin

Michael McCombe MA (Hons) MLE MRICS

For more information please contact the joint agents:

Robert Toland

079 8074 0270

robert.toland@cushwake-ni.com

Mark Riddell

07920 186523

mark.riddell@cushwake-ni.com

Neal Morrison

07740 393733

neal.morrison@savills.ie

Alex Pelan

07484 086469

alex.pelan@savills.ie



Disclaimer

"McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; McCombe Pierce LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (ii) no employee of McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- (iii) rents quoted in these particulars may be subject to VAT in addition;
- (iv) McCombe Pierce LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."

Customer due diligence:

As a business carrying out estate agency work we are required to verify the identity of both the 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>. 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 McCombe Pierce LLP. The information will be held in accordance with the General Data Protection Regulation (GDPR) on our client file and will not be passed to any other party, unless we are required to do so by law and regulation.