

# McConnell



**028 90 205 900**  
**mcconnellproperty.com**

**TO LET**



## Modern Ground Floor Self Contained Office Suite

Unit 19D  
Weavers Court Business Park  
Linfield Road  
Belfast  
BT12 5GH

- Accommodation extends to 935 sq ft.
- Generous on-site car parking.
- Highly accessible edge of City Centre location.

Montgomery House,  
29-31 Montgomery Street, Belfast, BT1 4NX

T: 028 90 205 900  
E: [info@mcconnellproperty.com](mailto:info@mcconnellproperty.com)

## LOCATION

Weavers Court is strategically located next door to the new Weavers Cross Transport Hub, just 8 minutes walk to City Hall and less than 5 minutes drive to the motorway network.

Weavers Court is hugely popular with technology firms due to its connectivity - every unit has direct access to a non-contested 10GB Fibre Optic Cable.

Facilities within this unique campus style development include courtyard café; 24/7 manned security; CCTV; bicycle stands and plenty of green open space.

## DESCRIPTION

The property forms part of a purpose-built edge of City Centre business park. The subject comprises 935 sq ft of ground floor office accommodation with ample free staff and visitor parking available on a first come first served basis.

The recently refurbished suite is open plan and finished to a high standard throughout to include carpeted flooring, plastered / painted walls, perimeter trunking and suspended strip lighting.

The unit is primarily open play with 1 No. private office / meeting room and furnished to a high standard throughout.

Kitchenette and W.C facilities are contained within.

## LEASE DETAILS

Rent: £15,000 per annum excl.

Term: Subject to negotiation.

The space will be offered on effectively Full Repairing and Insuring terms via recovery of a service charge.





## SERVICE CHARGE

A service charge will be levied to cover a fair proportion of the cost of external repairs and maintenance, security and upkeep of common areas, management etc. Current year estimate £2.00 psf + VAT.

## INSURANCE

An incoming tenant will be responsible for reimbursing a fair proportion of the landlord's building insurance premium.



## VAT

All prices and outgoings stated are exclusive of VAT, which is chargeable.



## RATES

We are advised by Land & Property Services that the Net Annual Value of the property is £12,000.

The current commercial rate in the pound is £0.599362 (2024/25).

Therefore, the rates payable for 2024/2025 are estimated at £7,192.

Interested parties are advised to make their own enquiries in respect of rates.

## EPC

The property has an energy rating of B50.

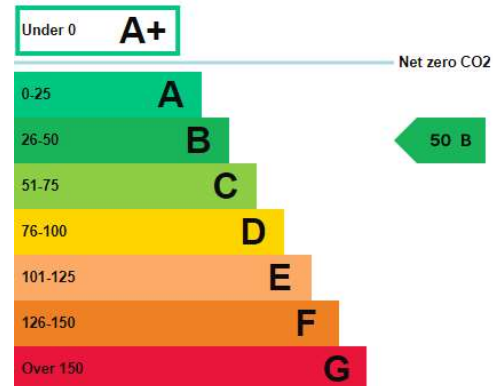
The full certificate can be made available upon request.

Unit 19 Weavers Court Business Park Linfield Road BELFAST BT12 5GH		Energy rating <b>B</b>
Valid until <b>19 December 2031</b>	Certificate number <b>4713-8390-8111-7207-4226</b>	

Property type	B1 Offices and Workshop businesses
Total floor area	355 square metres

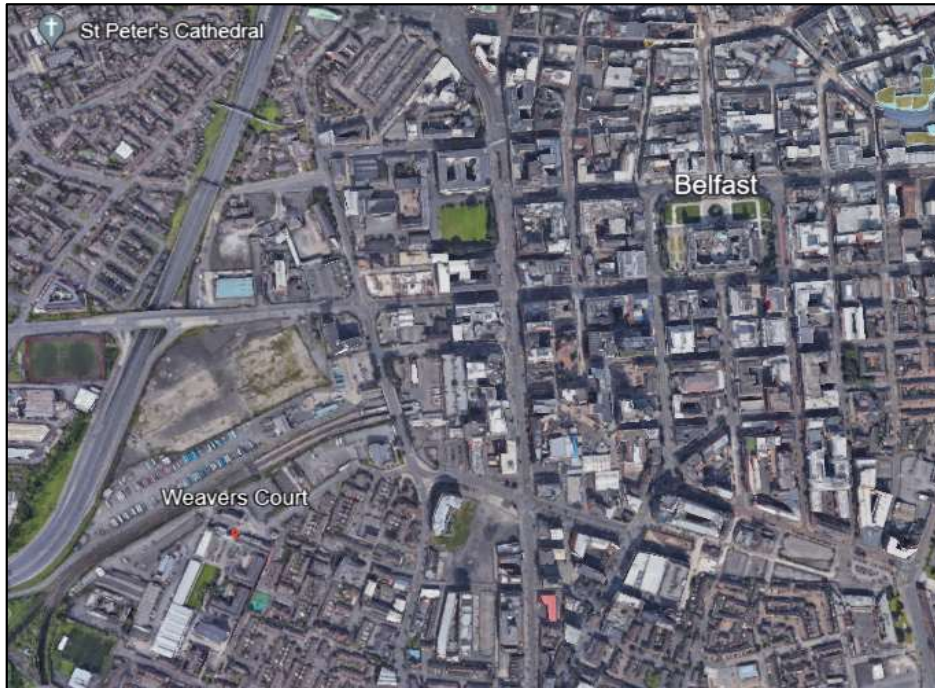
### Energy rating and score

This property's current energy rating is B.





## LOCATION



### 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.

## VIEWING

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

# McConnell



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