

Unit 15 Pilots View

PRIME INVESTMENT
OPPORTUNITY WITH
LONG LEASE

(TENANTS UNAFFECTED)

What's on offer

- Prominent commercial building located within the Belfast Harbour Estate
- 10 Year FRI Lease from 15th March 2023
- £30,000 rental income per annum exclusive of VAT

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DESCRIPTION

The property comprises a detached 2 storey Business Unit with 17 allocated car parking spaces. The property is constructed of a steel portal frame construction with solid concrete floors. Externally the building has been finished with part metal cladding and part blockwork. Internally the unit has been fitted out to a very high specification.

- The accommodation is finished to a high standard throughout to include the following specification:
- CAT 5 Cabling Terminated at Two Secure Comms Room's located at Ground & First Floor Level.
- Raised Access Flooring with Recessed Floor Boxes at First Floor Level

- Data Trunking Around the Perimeter Walls at Ground Floor Level
- Carpeted Floor Coverings
- Suspended Ceilings with Energy Efficient Mounted LED Lighting
- Air Conditioning Units Individually Controlled via Wall Mounted Panels at Ground & First Floor Levels
- Energy Efficient Electric Heaters in Ancillary Areas
- Male / Female / Disabled WCs
- Fire Alarm System
- Secure Entrance Lobby

LOCATION

We are delighted to present this High Spec Office Space at one of Belfast's leading office and industrial locations. The Pilots View development is situated just off Heron Road which is part of the Sydenham Business Park with current occupiers including Bombardier, BP, Phoenix Natural Gas, DFC and CEM Systems. The property is located c. 3 miles from Belfast City Centre and a short distance to the George Best City Airport. The location offers ease of access to major road networks such as the M1 & M2.



Belfast City

Titanic Quarter

**Belfast City
Airport**

Ikea

Stormont

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15

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RIO DE JANEIRO



NEW YORK



NEW DELHI



SINGAPORE





TENANCY DETAILS

Tenant: Hurree Limited

Term: 10 Years

Commencement: 15th March 2023

Current Rent: £30,000 per annum

Repair: Tenant responsible for internal and external repairs

Break: The tenant has the right to terminate the lease of the 5th anniversary

Rent Review: Year 5

RATES

NAV: £42,900

RATES PAYABLE: £25,712.63

The tenant is responsible for payment of the rates during the period of their tenancy.

PRICE

Seeking offers in the region of £395,000.

An acquisition at this level would reflect a net initial yield of 7.20% after purchaser's costs of 5.5%.

TITLE

Long Leasehold with tenant responsible for Service Charge payable under Head Lease.





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Pilots View

FURTHER INFORMATION

Inspection of the site is strictly by private appointment. For further information please contact:



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