

# Unit 11a, Carnmoney House, Edgewater Office Park, 2 Edgewater Road, Belfast, BT3 9JQ

## To Let

Flexible Office Accommodation With Suites Available From 82 sq ft - 1,443 sq ft With On Site Car Parking



## Location

Edgewater is a bustling hive of activity at Belfast's Victoria Terminal Port. Based in the Dargan area, Belfast's industrial epicenter, this location provides easy access to the motorways, airports and the docks. Carnmoney House allows you to experience the buzz of a Belfast office location without the hassle of City Centre traffic and parking.

- 16 miles from Belfast International Airport
- 5 miles from Belfast City Airport
- 101 miles from Dublin Airport
- 22 miles from Larne Port
- 0.5 miles from Belfast Port
- 4 miles from Belfast City Hall

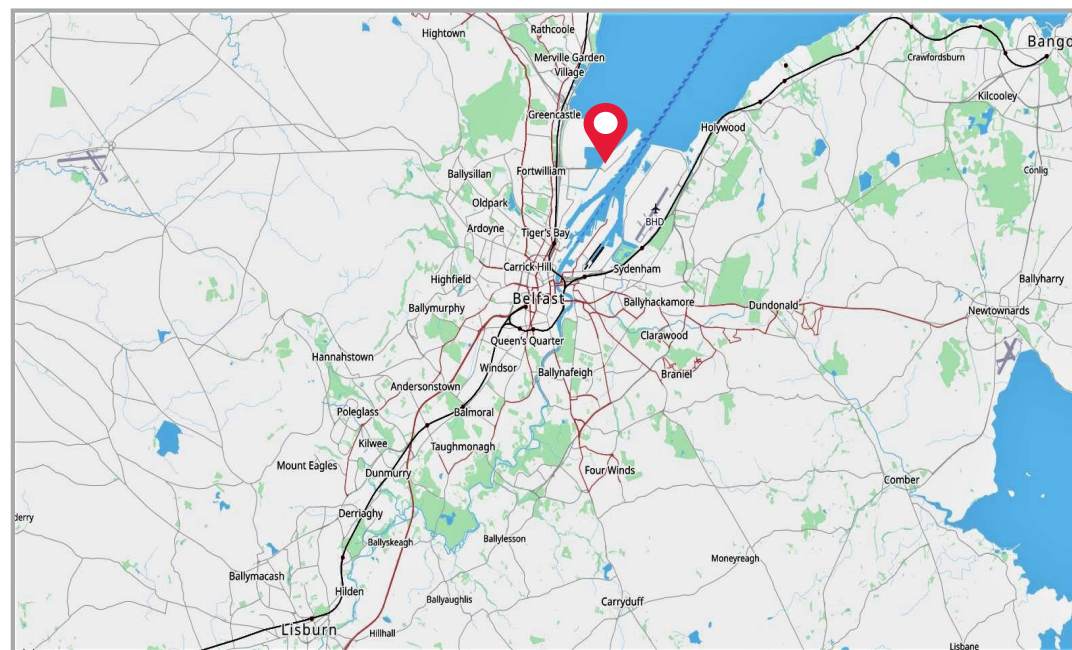
## Description

A variety of office space solutions are available and can be tailored to suit the specific needs of your organisation. The offices are finished to the highest specification and range in size from 82 sq ft to 1,443 sq ft. Amenities include:

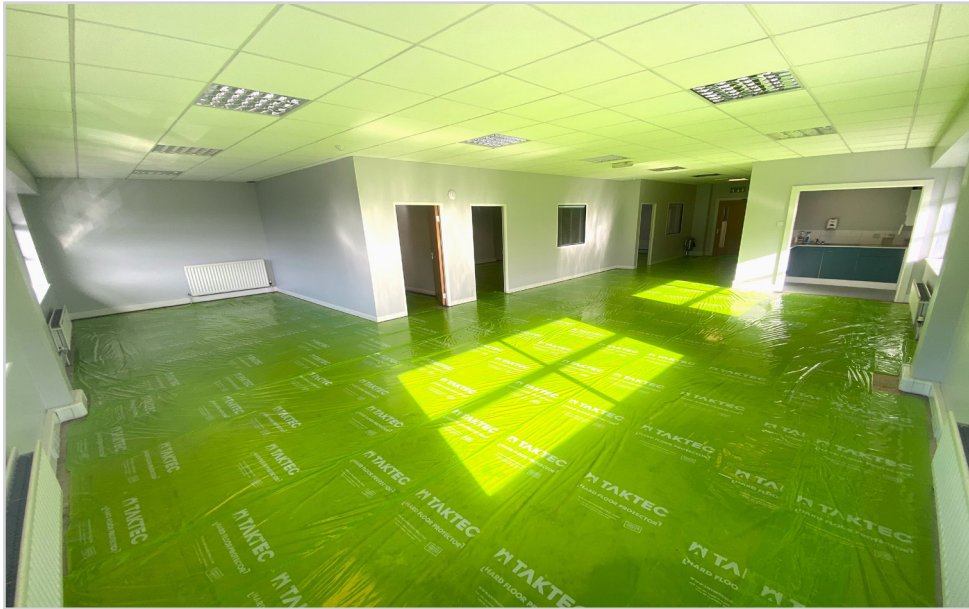
- Tailored office solutions;
- Spacious accessible units;
- No deposit required;
- Attractive office/suite meeting rooms
- Breakout and collaboration areas;
- Ample on-site parking;
- 24 Hour access;
- Plastered and rendered walls;
- Carpeted flooring;
- Perimeter trunking;
- Abundance of natural light;
- W/C facilities;
- Kitchen facilities;
- Office furniture can be provided if required

## Lease Details

- Rent: On application.
- Term: By negotiation.
- Repairs: Full repairing and insuring by way of service charge which is currently estimated at £1,132 per annum.
- Insurance: The tenant will be responsible for reimbursing the landlord for a fair proportion at the annual insurance premium.



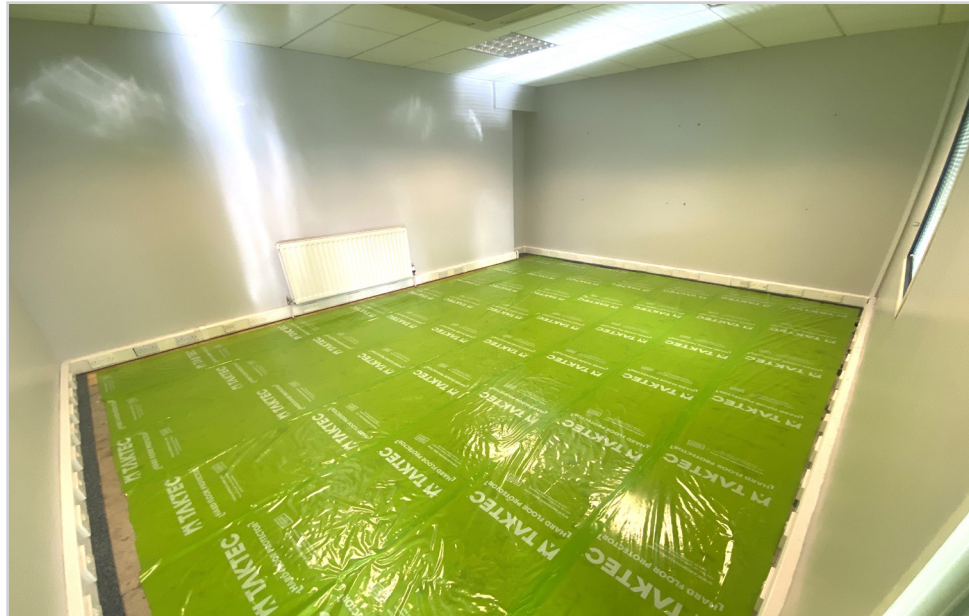
For Indicative Purposes Only



Suite 4



Suite 4

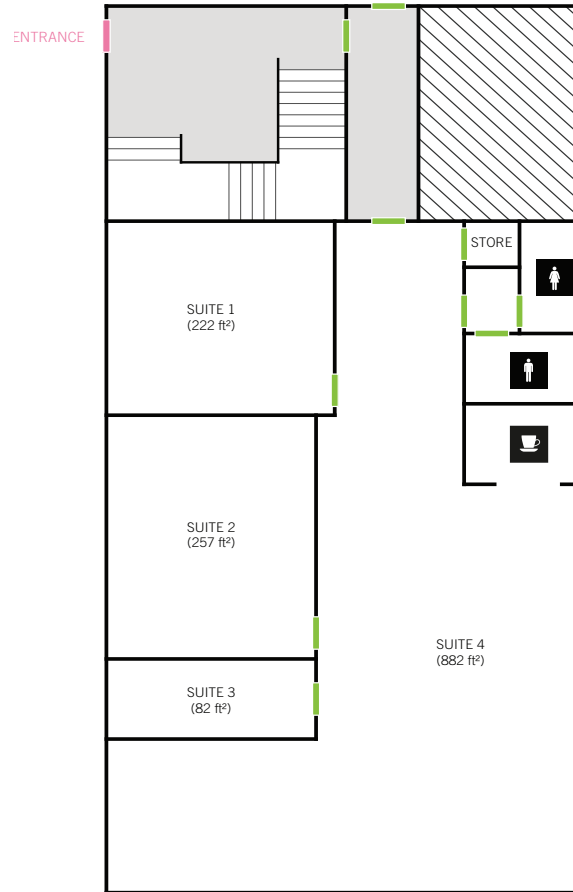


Suite 2



Suite 1

# First Floor Plan



CARNMONEY HOUSE

FIRST FLOOR

For Indicative Purposes Only



## Schedule of Accommodation

Ground Floor	Sq Ft	Sq M
Suite 1	222	20.6
Suite 2	257	23.8
Suite 3	82	7.6
Suite 4	882	81.9
<b>Total Available</b>	<b>1,443</b>	<b>134.1</b>

## Business Rates

We are advised by Land and Property Services of the following:

Net Annual Value (NAV): £13,600

Rates in (£) 2024/25: £0.5993

Rates Payable (if applicable): £8,151 per annum.

\* Please note - rates will be payable on a pro rata basis.

## Energy Performance Certificate

The property benefits from an EPC rating of C59. A copy of the certificate is available upon request from the Agent.

## Value Added Tax

We are advised that the subject property is VAT registered and therefore VAT will be charged in addition to the prices quoted.

## Viewing Details / Further Information

Kyle Abernethy  
07429 777911  
kabernethy@lsh.ie

Cerys Moore  
07824 850338  
cmoore@lsh.ie

**Lambert  
Smith  
Hampton**

Subject to Contract and Exclusive of VAT © Lambert Smith Hampton December 2024

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.