

TO LET

OFFICE



Office Suites Available From 1,248 – 4,780 sq ft
With On Site Car Parking

**BRIDGEWOOD HOUSE, NEWFORGE LANE,
BELFAST**

- Office suites from 1,248 sq ft – 4,780 sq ft
- Accessible location off the Malone Road
- On Site Car Parking

Contact: Andrew Gawley - 028 9050 1501
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www.lisney.com

29-33 Montgomery Street, Belfast BT1 4NX.

Lisney

Location

The subject premises are located on Newforge Lane in an attractive office park situated adjacent to the River Lagan and Clement Wilson Park. The area benefits from excellent transport links with the outer ring road, the M1 Motorway and Belfast City Centre being in close proximity. The subject property is therefore ideally located in a business sense to service Belfast and further afield.

Description

Externally the building is of brick construction with double glazed windows. The subject accommodation is finished to include suspended ceilings, plastered and painted walls, recessed fluorescent lighting and carpeted floors. There are also separate kitchen facilities and communal toilets.

Accommodation and Rates

Unit	Size (Sq ft)	NAV*	Rate in £ 13/14*	Payable *
1a	1,732	£22,300	0.600436	£13,389.72
2	1,248	£10,100		£6,064.40
4	1,249	£11,200		£6,724.88
11	4,780	£41,800		£25,098.22
Total	9,009	£85,400		£51,277.23

*We have been verbally advised of rating information by the LPS, prospective

Rent

From £5 per sq ft (exclusive) based on an Internal Repairing and Insuring basis

Service Charge

Tenant to reimburse the landlord with a proportion of the service charge to cover costs of external repairs, security, management and cleaning, heating and lighting of common areas.

Energy Performance Certificate (EPC)

Suite 11 has an energy efficiency rating of D84. All EPCs are currently being undertaken and can be made available upon request.

Lisney will be acting as joint agents with BTW Sheills - 028 90 327954

All prices and outgoings are exclusive of but may be liable to V.A.T.

Further information is available at www.Lisney.com

