

TO LET

OFFICE



High Specification Office Accommodation with
On-Site Car Parking

SECOND FLOOR & MEZZANINE, UNIT 6, HAWTHORN
OFFICE PARK, STOCKMANS WAY, BELFAST

- Comprising c. 3,605 sq ft
- Secure on-site car parking
- Excellent access to the Motorway network via Stockmans Roundabout

Contact: Andrew Gawley - 028 9050 1501
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Lisney

Location

This property is located within Hawthorn Office Park, on Stockmans Way, with excellent prominence onto the M1 Motorway. It offers ease of access to Belfast City Centre and the Motorway network via the Stockmans Lane Roundabout. The property also benefits from generous on-site car parking. Hawthorn Office Park is now established as one of Belfast's premier office locations with occupiers including Dillon Bass, MSM Contracts and Press Eye Photography Ltd.

Description

The building is finished to a high specification and is entirely open plan with balconies offering views of the surrounding area. Internal finishes include carpeted floors, plastered and painted walls, suspended ceilings with recessed lighting, perimeter trunking and gas fired heating. This attractively landscaped site is entirely self-contained and secured by perimeter fencing with the suite having an intruder alarm. Suitable for a variety of professional bodies, this suite is ready for immediate occupation.

Accommodation

Second Floor 2,205 sq ft Mezzanine 1,400 sq ft

Rent £19,500 per annum (exclusive) based on IRI.

Service Charge

Tenant to reimburse the Landlord with a proportion of the service charge to cover external repairs, maintenance of common areas, external lighting and landscaping.

Energy Performance Certificate (EPC)

The property has an energy efficiency rating of B46. A complete certificate can be made available upon request.

Rates We have been advised by Land and Property Services of the following: -

Net Annual Value	£25,500
Rate in the £ 13/14	0.600436
Rates payable	£15,311.12

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.

