

Lisney

TO LET:

Fully Fitted Office

Accommodation c. 2,218 sq. ft.

**UNITS 17 & 18 NORTH CITY BUSINESS CENTRE,
DUNCAIRN GARDENS, BELFAST, BT15 2GG**



OFFICE SPACE

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CONTACT

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BRIEF

- Highly accessible location in close proximity to M2 Motorway & Belfast City centre
- Generous provision of onsite car parking
- Available on flexible lease terms
- Immediate availability



WWW.LISNEY.COM

LOCATION

The subject property occupies a highly accessible location on the northern approaches to Belfast, approximately 1.5 miles from the City centre.

The property is located in close proximity to the M2 Motorway providing excellent transport linkages to the M1, M2 and the wider motorway network. In addition, Yorkgate railway station is located less than half a mile away.

The immediate area comprises a mix of residential and commercial uses with Cityside Retail and Leisure Park located approximately 0.50 miles from the Business Centre.

LEASE

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

DESCRIPTION

North City Business Centre is a purpose built, edge of town business park comprising c. 45,000 sq. ft. of commercial accommodation offered over a range of offices, workshops and trade counter units.

The business centre benefits from manned security, 24 hours a day and has a generous provision of onsite car parking.

The subject property comprises a self-contained, two storey office building containing a mix of private

offices, open plan office areas/ training rooms, WC's, shower rooms and a staff kitchen facility.

The property has been finished to the following specification:-

- Plastered and painted walls
- Carpeted flooring
- Solid plastered ceilings
- Mounted fluorescent tube lighting
- Wall mounted storage heaters
- Perimeter trunking



INTERIOR



AERIAL



RATES

We understand that the property has been assessed for rating purposes as follows:

NAV: £5,200

Rates payable: £2,981.77

The above rates payable figure does not reflect 20% Small Business Rates Relief that will apply to the majority of tenants.

EPC Rating of D76

Energy Performance Certificate Non-Domestic Building

Northern Ireland

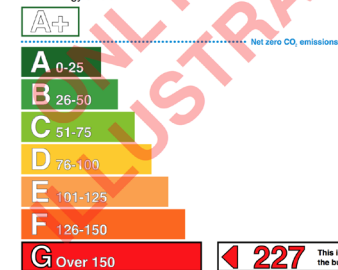
Units 17-18
North City Business Centre
2 Duncairn Gardens
BELFAST
BT15 2GG

Certificate Reference Number:
0196-2098-6330-3100-9603

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website www.epb.dfpri.gov.uk.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

227 This is how energy efficient the building is.

SERVICE CHARGE

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, insurance, security and upkeep of common areas.

The current service charge estimate is understood to be £8,100 p.a. plus VAT

FLOOR AREA

Ground Floor: 806 sq ft | 74.91 sq m

First Floor: 1,412 sq ft | 131.16 sq m

Total: 2,218 sq ft | 206.07 sq m

TERMS

Rent: £16,250 per annum excl.

Term: The space will be offered on 9 month licence agreements

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT

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