

Lisney

TO LET:

Modern ground floor office suite of 2,825 sq ft
with on site car parking

**SUITE 5, VICTORIA BUSINESS PARK,
9 WEST BANK ROAD, BELFAST, BT3 9JL**



OFFICE SPACE

01

CONTACT

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BRIEF

- Modern open plan ground floor office suite
- Comprises 2,825 sq ft
- 11 on site car parking spaces plus visitor parking
- Excellent location with good access to the Motorway network



WWW.LISNEY.COM

LOCATION

The subject property is situated on West Bank Road within the North foreshore, Belfast Harbour Industrial Estate.

The suite is approximately 1 mile from the Fortwilliam Interchange and has easy access to both the City Centre and the main motorway network.

The Suite also benefits from close proximity to the Victoria Freight and Passenger Terminal.

There is a small roller shutter entrance to the rear of the suite and 11 on site car parking spaces available plus visitor parking.

Additional parking can be provided, if required.

INTERIOR

DESCRIPTION

The overall property comprises a two story office development with onsite car parking spaces.

Access is via a common reception area for the ground and first floor tenants only.

The ground floor accommodation is open plan and fitted to include:

- Carpeted flooring
- Plaster painted walls
- Suspended ceiling
- Recessed fluorescent lighting
- Male & female toilet facilities



AERIAL



RATES

We have been verbally advised of the following by LPS:

NAV: £18,900

Rate in the £ 2016/17: 0.582601

Rates payable year 2016/17:
c.£11,012

Prospective tenants should confirm the above figures with LPS.

EPC Rating of C68

Energy Performance Certificate Non-Domestic Building

Northern Ireland

GROUND FLOOR UNIT 5
Unit 5
Victoria Business Park
Westbank Road
BELFAST
BT3 9JL

Certificate Reference Number:
9154-3046-0778-0301-5101

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.dfpni.gov.uk.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

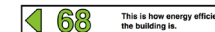
D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient



This is how energy efficient the building is.

SERVICE CHARGE

A service charge is levied to cover all landlords' reasonable outgoings to include upkeep of common areas, maintenance, buildings insurance and management fee.

We understand this is currently £3,175 per annum for the year 2016/17.

FLOOR AREA

Ground Floor

2,825 sq ft | 262.44 sq m

TERMS

Rent: £28,500 per annum excl.

Term: A new lease on Full Repairing and Insuring terms to incorporate service charges is available.

VAT

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

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