

# Lisney

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**TO LET:**  
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**Modern Self Contained Office Accommodation with generous on site car parking c. 867 sq. ft.**

**FIRST FLOOR, UNIT 5, BELMONT OFFICE PARK,  
BELMONT ROAD, BELFAST, BT4 2AW**

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## **CONTACT**

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## **BRIEF**

- Modern purpose built office building
- Generous on site car parking
- Highly accessible edge of town location
- Excellent local amenities



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**WWW.LISNEY.COM**



## LOCATION .....

The subject property occupies a highly accessible location situated off Belmont Road, close to its junction with the A55, providing ease of access to Belfast City Airport, the M3 and the wider motorway network.

The property is located approximately 3.5 miles from Belfast City Centre and the neighbouring area comprises a mix of residential and commercial uses with excellent local amenities provided in Belmont village.

## DESCRIPTION .....

The property forms part of a purpose built edge of town office park comprising 9 no. own door office buildings.

The subject comprises c. 867 sq. ft. (Net Internal Area) of self contained, modern office accommodation situated at first floor level. Two dedicated car parking spaces are provided along with additional visitor car parking on site.

Internally the space has been finished to a good standard throughout and comprises a mix of open plan office space, private office and staff areas.

## 1ST FLOOR ACCOMMODATION

Open plan office accommodation, private meeting room and staff WC.

**80.51 Sq M**

**867 Sq Ft**

## SERVICE CHARGE .....

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

We understand that the current service charge is approximately £1,000 per annum.

## INSURANCE .....

An incoming tenant will be responsible for reimbursing the landlord for a proportionate amount of the total buildings insurance premium.





## AERIAL



## EPC RATING - C56

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

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.

## TERMS

**Rent:** £12,000 Per Annum

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

## RATES

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

**Rates payable 16/17:** £4,600 (Est.)

## VAT

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

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