



TO LET

**Suite 4, Shaftesbury House, Edgewater Office Park, 17 Edgewater Road,
Belfast, BT3 9JQ**

Modern first floor office accommodation

Lisney

Features

- First Floor office of 1,076 Sq Ft approximately
- 5 on site car parking spaces
- Located in a modern office park just off the M2 Motorway junction

Internally the suite comprises:-

- 2 main open plan offices
- Meeting room /server room
- Kitchen
- Male & Female w.c.facilities
- 5 dedicated on site car parking spaces

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 £1,750 per annum for the year 2017/18.

Location

The property forms part of the Edgewater Office Park development, an established office location on the Northforshore, on the outskirts of Belfast.

The office park benefits from excellent transport links to the Fortwilliam roundabout, Junction 1 of the M2 Motorway via Edgewater Road and Dargan Road.

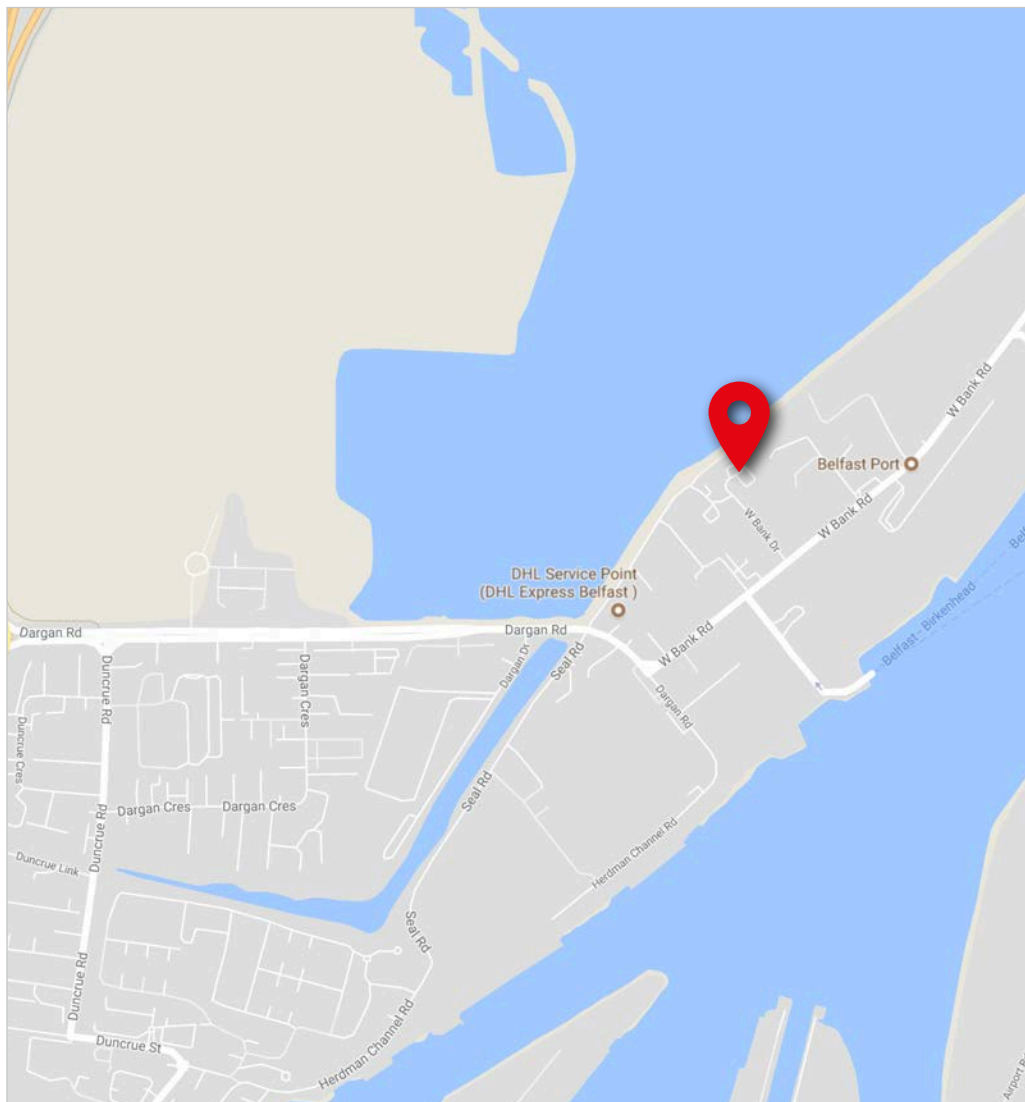
Description

The office suite is located on the first floor and is finished to include perimeter trunking, carpeted floors, plastered and painted walls, suspended ceilings with recessed lighting, double glazed windows and gas fired heating.



Accommodation

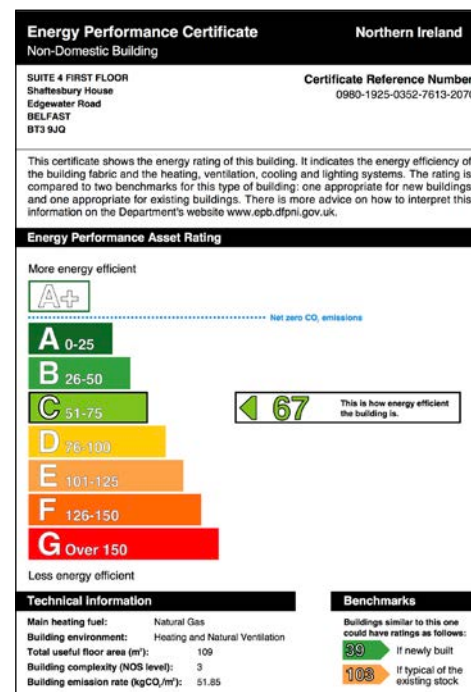
1,076 sq ft / 99.96 sq m



EPC Rating - C67

The property has an energy rating of C67.

A full certificate can be made available upon request.



Rent

£10,000 P.A. Exclusive

Terms

A new lease on Full Repairing and Insuring terms is available.

Rates

NAV: £8,900

Rate in the £ 17/18: 0.592681

Rates Payable: £5,275

VAT

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

Contact

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