



TO LET

By Way Of Assignment/Sublease

Unit 3, 9 Heron Avenue, Sydenham Business Park, Belfast, BT3 9LF

Superb self contained office building with onsite car parking

Lisney

Features

- Self contained office building comprising 5,263 sq ft
- 15 demised on site car parking spaces
- Easily accessible to Belfast City Centre and the motorway network

Location

Heron Avenue is located within Sydenham Business Park approximately 3 miles north east of Belfast City Centre, in close proximity to Sydenham By-Pass and the main Belfast to Bangor dual carriageway.

Sydenham Business Park is regarded as one of Northern Ireland's premier office/showroom locations.

The Park benefits from excellent transport links to Belfast City Centre, the M1 and M2 motorways, Belfast city Airport and retail facilities at Holywood Exchange, where occupiers include Ikea, Sainsbury, Next and B&Q.



Description

The building is arranged over ground first plus mezzanine floors and is finished to include perimeter trunking, carpeted floors, plastered and painted walls, suspended ceilings with recessed lighting, double glazed windows, comfort cooling and gas fired heating.

Internally the building comprises:-

- 2 entrances
- Reception
- Open plan offices
- Numerous meeting rooms
- Large Kitchen / breakout area
- Toilet facilities
- Alarm system
- Access control system
- Lift

Accommodation

5,263 sq ft



Car Parking

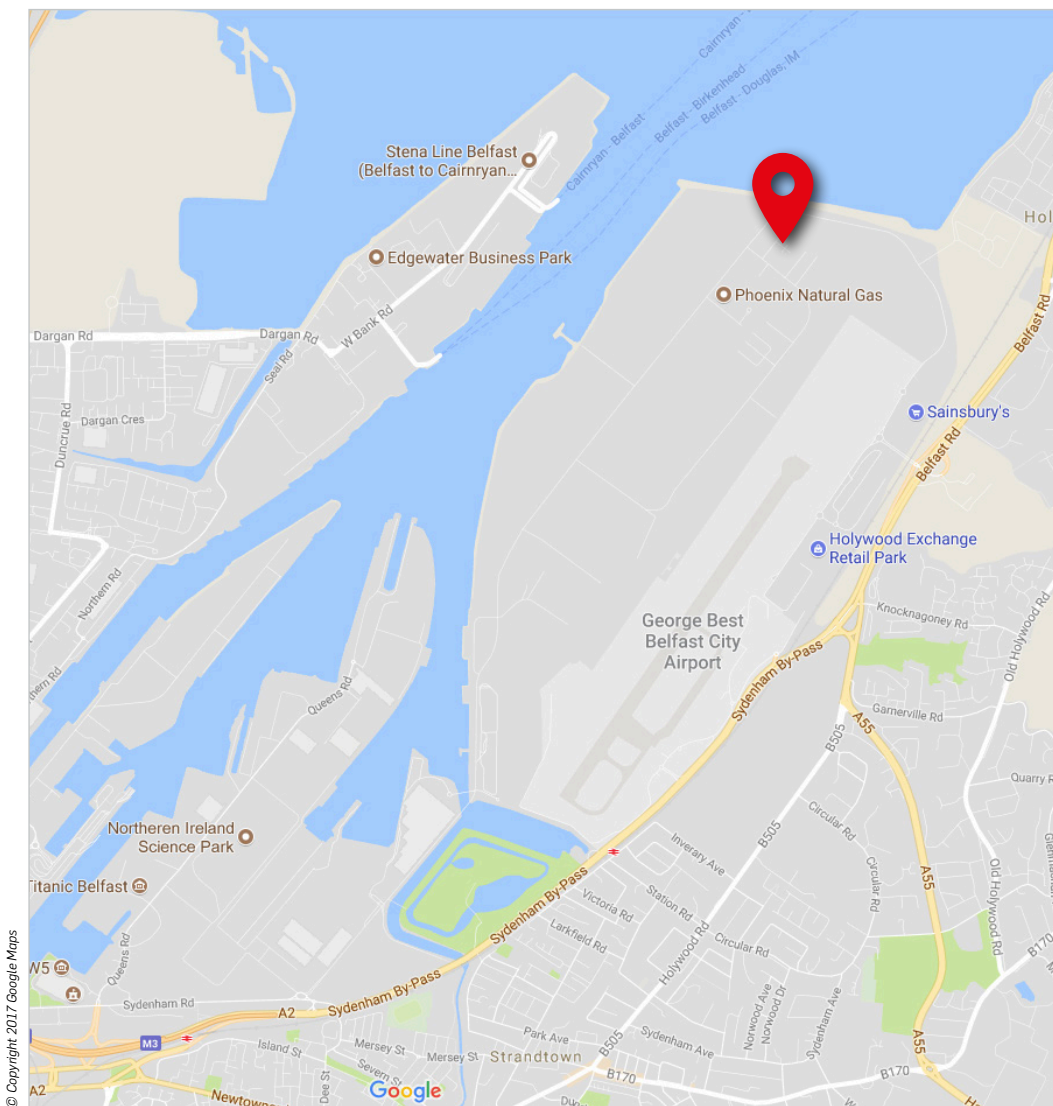
There are 15 demised on site car parking spaces

Further spaces may be available on a separate licence agreement.

Service Charge

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, insurance and upkeep of common areas. The current service charge and insurance for the year 2017/18 is approximately £2,736.36 (c. £0.52 per sq ft)





EPC - Ground Floor

The ground floor has an energy rating of C55.



EPC - First Floor

The first floor has an energy rating of D77.



Full certificates can be made available upon request.

Rent

Price On Request

Terms

Lease term by negotiation and on Full Repairing and Insuring terms.

Rates

We have been verbally advised by the Rates Authority that the property is currently assessed as follows:

NAV: £48,700

Rate in the £ 17/18: £0.592681

Rates Payable: £28,865 approx.

VAT

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

Contact

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