



TO LET

First Floor, 11 Airport Road West, Belfast, BT3 9ED

Modern First Floor office accommodation with on-site car parking

Lisney

Features

- High quality office space
- On-site parking
- Available immediately
- Easily accessible to Belfast City Centre and the motorway network

Location

The subject property is positioned on Airport Road West within the Sydenham Business park, c. 3 miles north east of Belfast City Centre, in close proximity to the Sydenham By-Pass and adjacent to the main Belfast to Bangor dual carriageway.

Airport Road West also benefits from excellent transport links to Belfast City Centre, the M1 and M2 motorways, Belfast City Airport and retail facilities located at Holywood Exchange, where occupiers include Ikea, Sainsbury's, Costa, Subway and Burger king.



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Description

The building is arranged over the first floor with a shared ground floor communal entrance and lift access.

The suite comprises a number of private offices / meeting rooms, boardroom, an open plan office, kitchen, toilet and shower facilities. There is also a shared comms room with Cat 5E cabling.

The suite is finished to include raised access carpeted floors, plastered and painted walls, suspended ceilings with recessed lighting and comfort cooling / heating units.

In addition there are gas fired radiators, external CCTV, a buzzer / swipe entry access system and good on site car parking.



Accommodation

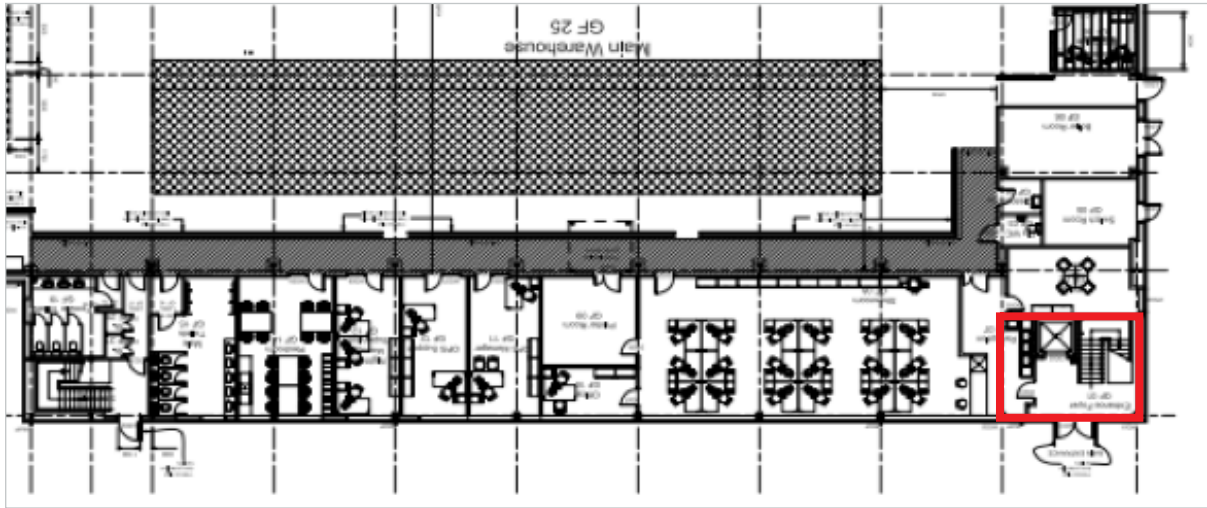
3,800 sq ft approximately.

Please Note:

Warehouse space may also be available, further details upon request.



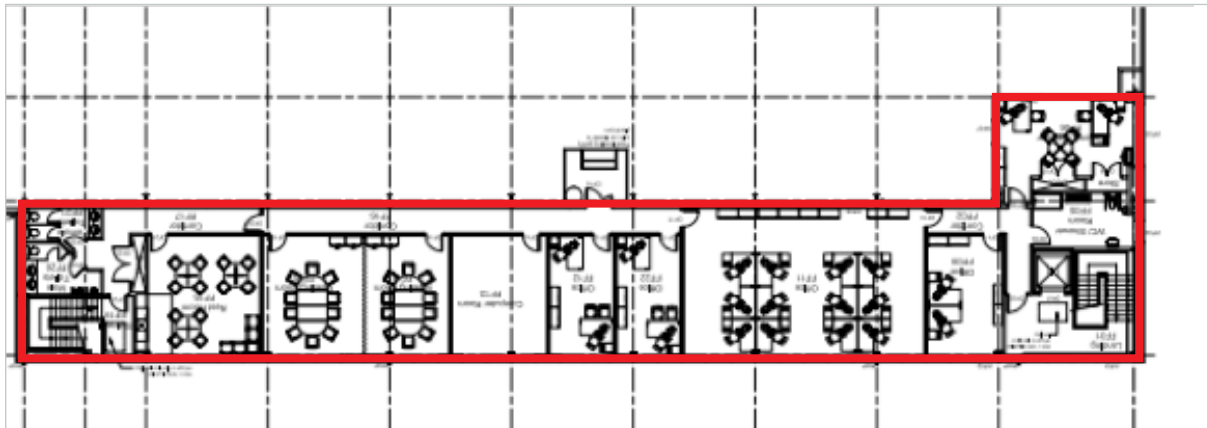
Ground Floor (Entrance)



For indicative purposes only.

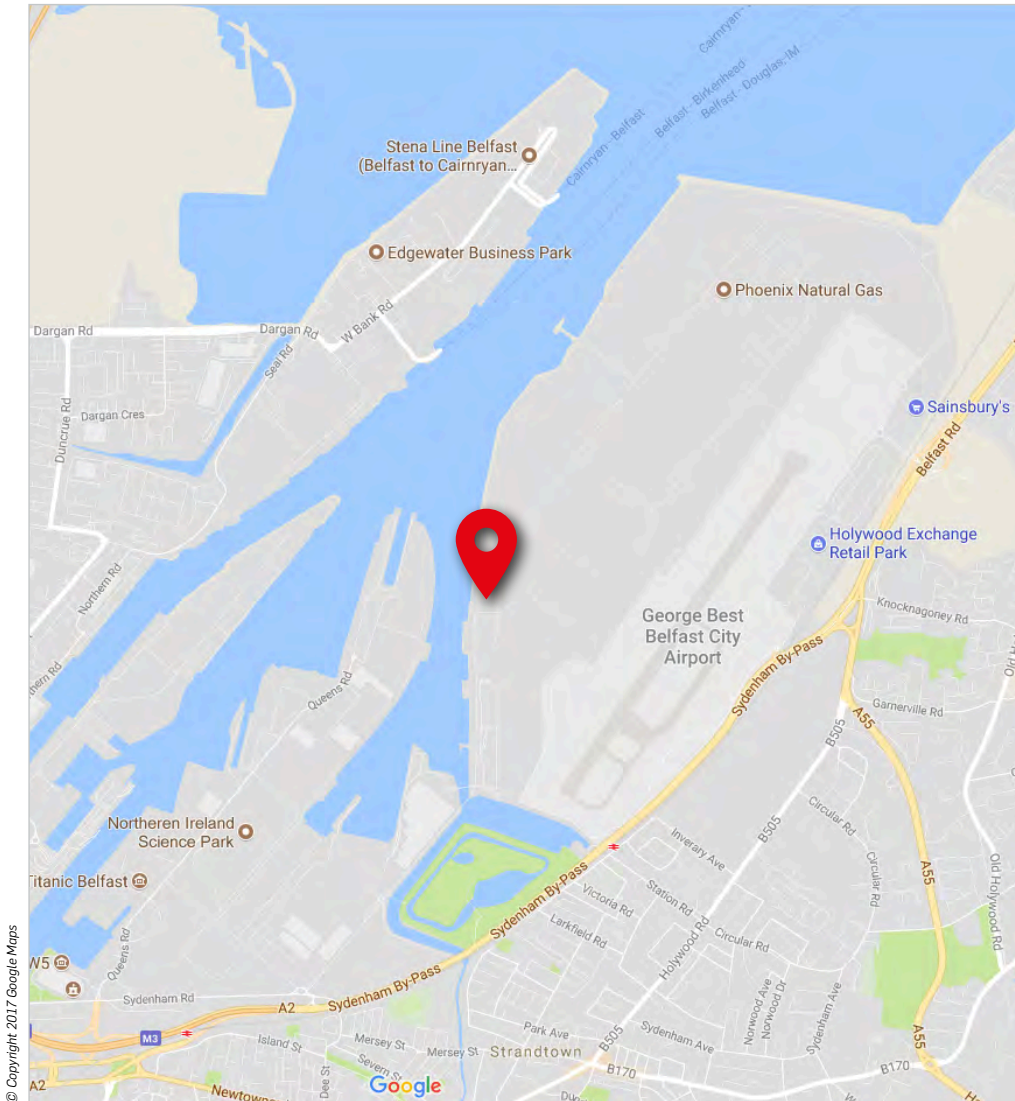


First Floor



For indicative purposes only.

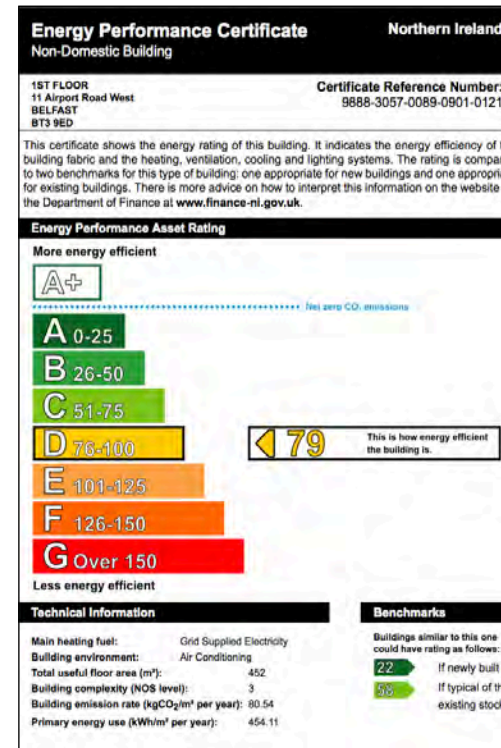




EPC Rating

The property has an Energy Efficiency rating of D79

A full certificate can be made available upon request.



Rent

Available on application.

Terms

A lease on effective Full Repairing and Insuring terms to incorporate Service Charges and Buildings Insurance is available.

Rates

To be reassessed upon occupation.

VAT

We have been advised that the building has not been elected for VAT.

Contact

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