



TO LET

Suite 8, Ground Floor, Belmont Office Park, Belmont Road, Belfast, BT4 2AW

Modern Self Contained Office Accommodation c. 849 sq.ft. with generous on site car parking available.

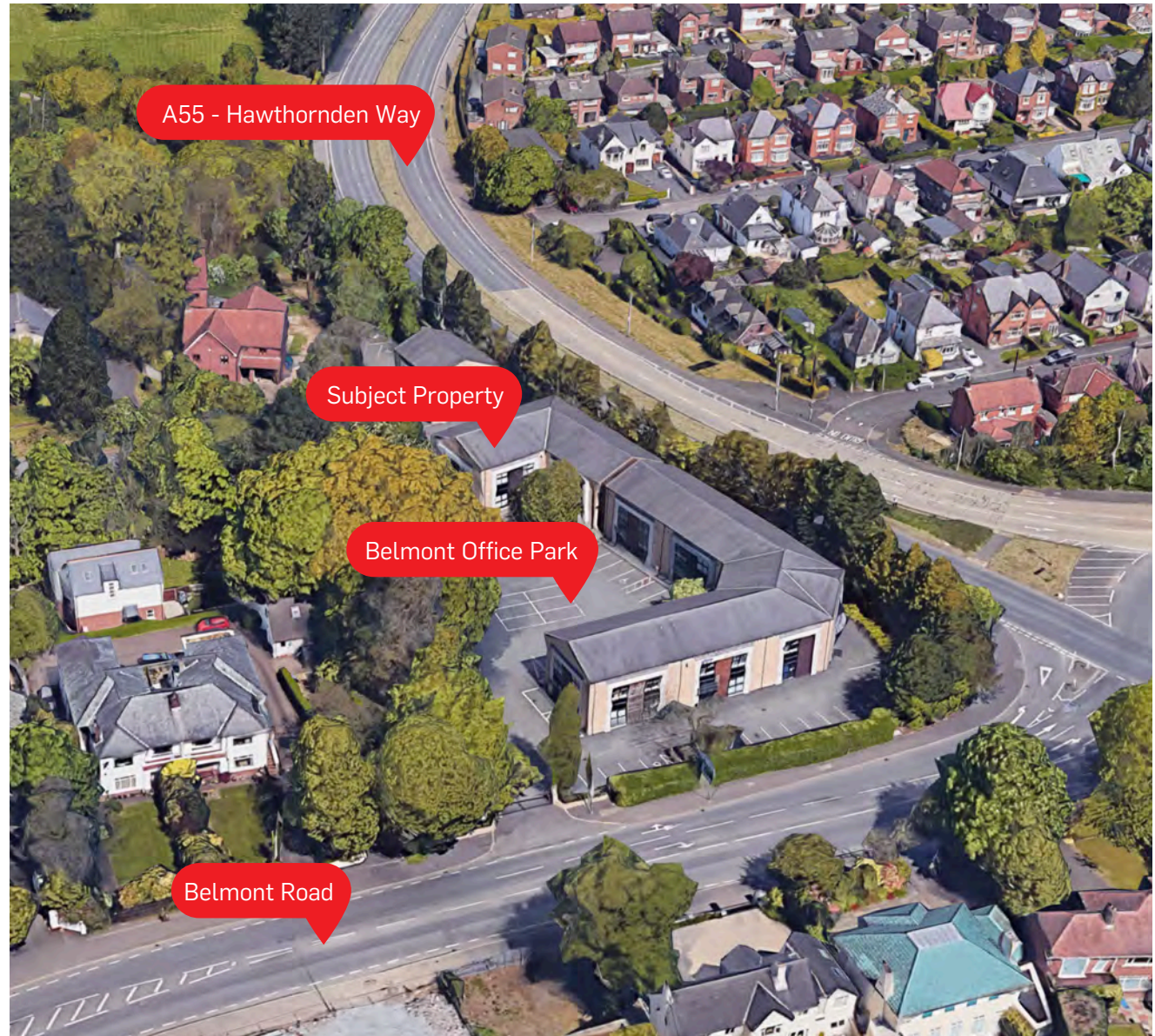
Lisney

Features

- Modern self contained ground floor office accommodation c. 849 sq.ft.
- Generous on site car parking.
- Highly accessible edge of town location.
- Excellent local amenities.

Location

The subject property occupies a highly accessible location 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 the City Centre and the neighbouring area comprises a mix of residential and commercial uses with excellent local amenities provided in Belmont village.



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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. 850 sq. ft. (Net Internal Area) of self contained, modern office accommodation with 3 no. dedicated car park spaces. Additional visitor car parking is provided on site.

Internally the space has been finished to a high standard throughout and comprises a reception area, a mix of open plan, private office space and boardroom. A WC and kitchen area is also provided.



Accommodation

849 Sq ft.

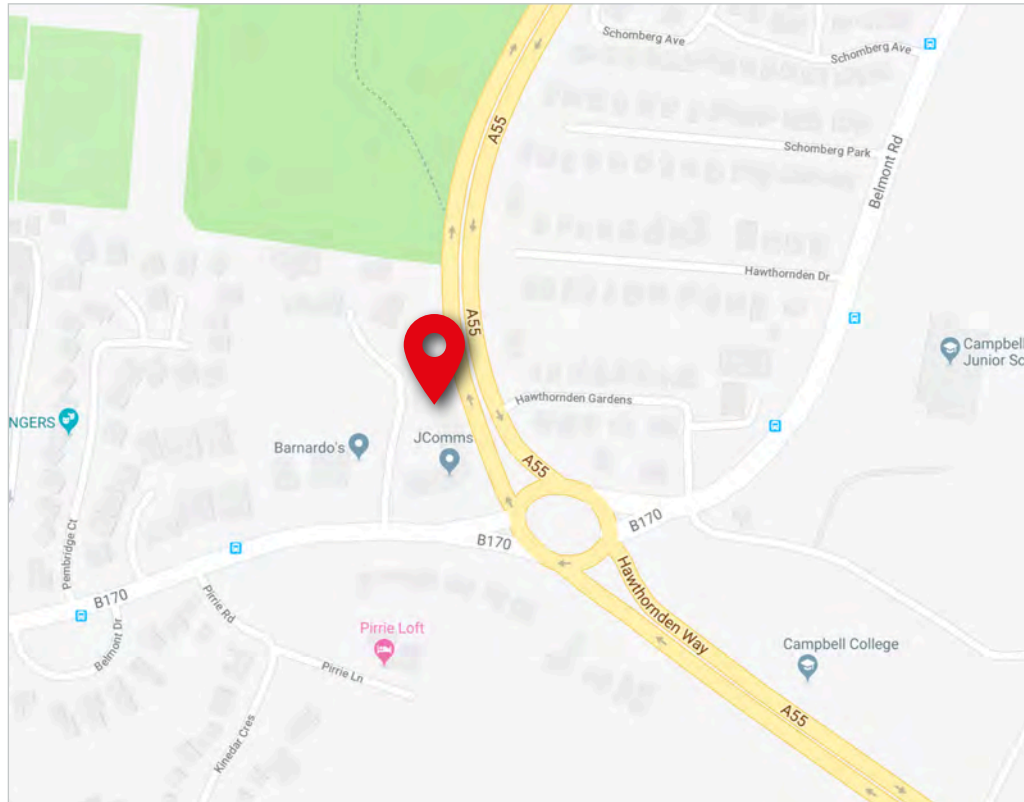
Service Charge

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 estimate is £1,070.16 per annum.



Insurance

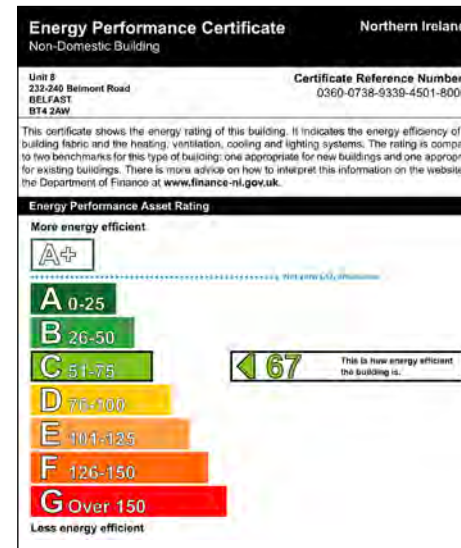
An incoming tenant will be responsible for reimbursing the landlord for a proportionate amount of the total buildings insurance premium.



EPC

The property has an energy rating of C67.

Full certificates can be made available upon request.



Lease Terms

Rent: £13,000 pa

Term: Subject to negotiation

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

Rates

Net Annual Value: £7,650

Rates Payable 18/19: £4,611.44

The above rates payable figure does not reflect the 20% Small Business Rates Relief that will apply to the majority of tenants.

VAT

All prices and outgoings stated are exclusive of but may be subject to VAT.

Contact

Philip Culbert or Andrew Gawley

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agawley@lisney.com

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.