



TO LET

1 Bradford Court, Galwally, Belfast, BT8 6RB

Outstanding HQ office building over 3 floors comprising c. 20,400 sq.ft with 69 on site car parking

Lisney

LCCC
Lisburn &
Castlereagh
City Council

Features

- Outstanding headquarter office building with excellent profile
- c. 20,400 sqft over basement, ground and first floors
- 69 on site Car parking spaces.
- Situated adjacent to Forestside Shopping Centre and the Knock Dual carriageway.



Location

The subject is located in Belfast, on Upper Galwally which can be accessed off the A24 or A55. The A24 provides direct access into Belfast, 3.5 miles north-west, and the A55 provides direct access to George Best Belfast City Airport, 6 miles north-east.

The property is easily accessible with major transport links available in close proximity.

Neighbouring occupiers include Home Office, Forestside Shopping Centre and Knockbreda Wellbeing & Treatment Centre.



Description

The building comprises a 2-storey over basement purpose built HQ office building. The building has a steel portal frame construction with a mix of sandstone block and glazed elevations and a feature semi-circular glazed entrance foyer with full height atrium and stained glass ceiling.

Internally the building comprises basement, ground and first floor accommodation; with the ground & first floors similar in layout and specification.

The basement currently provides a gymnasium / fitness suite, shared IT server room, file storage, strong room, kitchen and shower facilities. There is also a Plant room for the entire building.

The first & second floors comprise a shared entrance lobby, reception and toilet facilities with a mix of open plan and cellular offices.

The specification includes:

- Attractive Sandstone clad exterior
- Feature lighting to entrance, atrium and grounds
- Glazed revolving entrance doors to reception
- Feature reception lobby with full height atrium and stained glass ceiling
- Raised access carpet floors with Plastered and painted walls
- Suspended ceilings with recessed LED lighting in the majority of office space
- Feature ceilings & lighting in reception and various boardrooms / meeting rooms
- Air handling system & gas fired heating
- Shared IT server room and Cat 5E cabling
- Contemporary male and female toilet facilities
- 8 person passenger lift
- Alarm System, swipe access-controlled entry system, panic alarms & CCTV
- Gym / fitness suite & shower facilities in the basement
- 2x Balcony's on the front elevation with excellent views
- Bicycle & bin Storage
- Electric car charging point

Externally the property provides private parking provisions for 69 no cars. The car park is individually laid out and finished with brick paving. There is also attractive mature landscaping and a pond.

The site is fully self-contained with security controlled access gates, security office at main entrance and perimeter lighting.



Accommodation

20,400 sq ft

Full floorplans available upon request

Please Note: This does not include part of the ground floor which will continue to be occupied by Lisburn & Castlereagh City Council.

Service Charge and Insurance

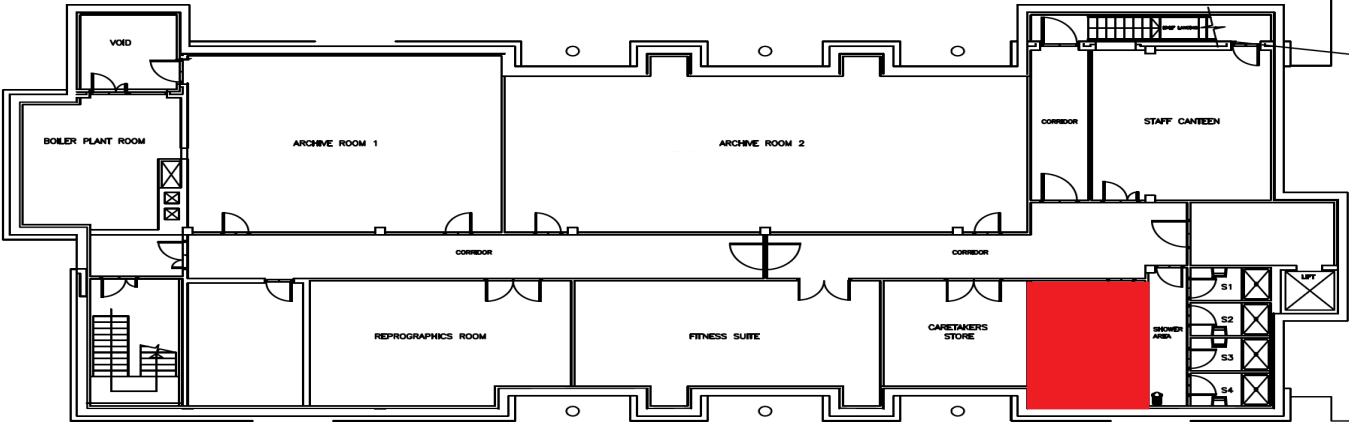
There is a service charge apportioned for the upkeep of the internal & external common areas and buildings insurance.

Rates

The entire building is rated as below, however the subject will be reassessed upon occupation.

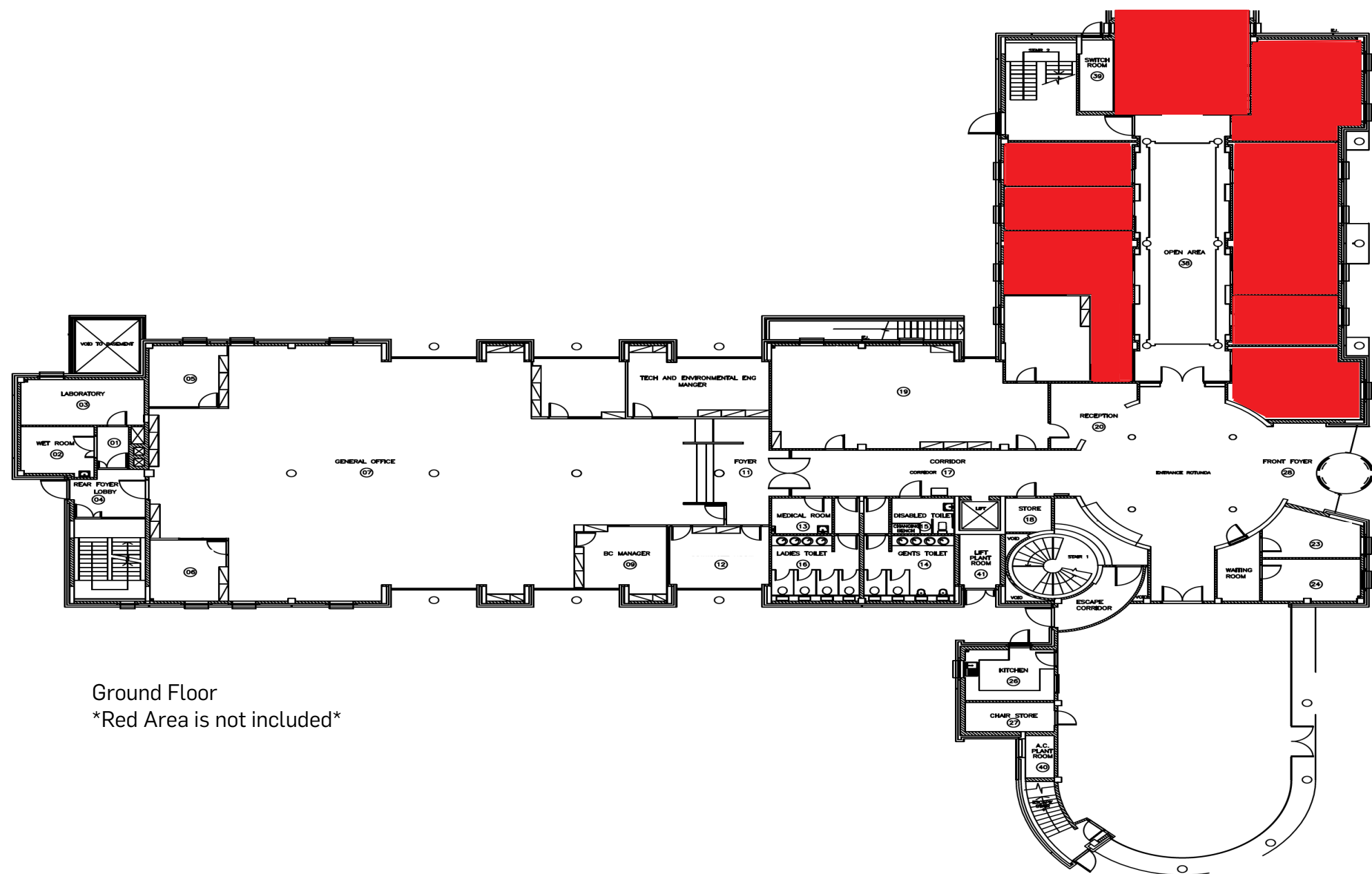
NAV	£268,000
Rate in the £ 2018/19	£0.555698
Rates payable for the year 2018/19 £148,927 approximately	



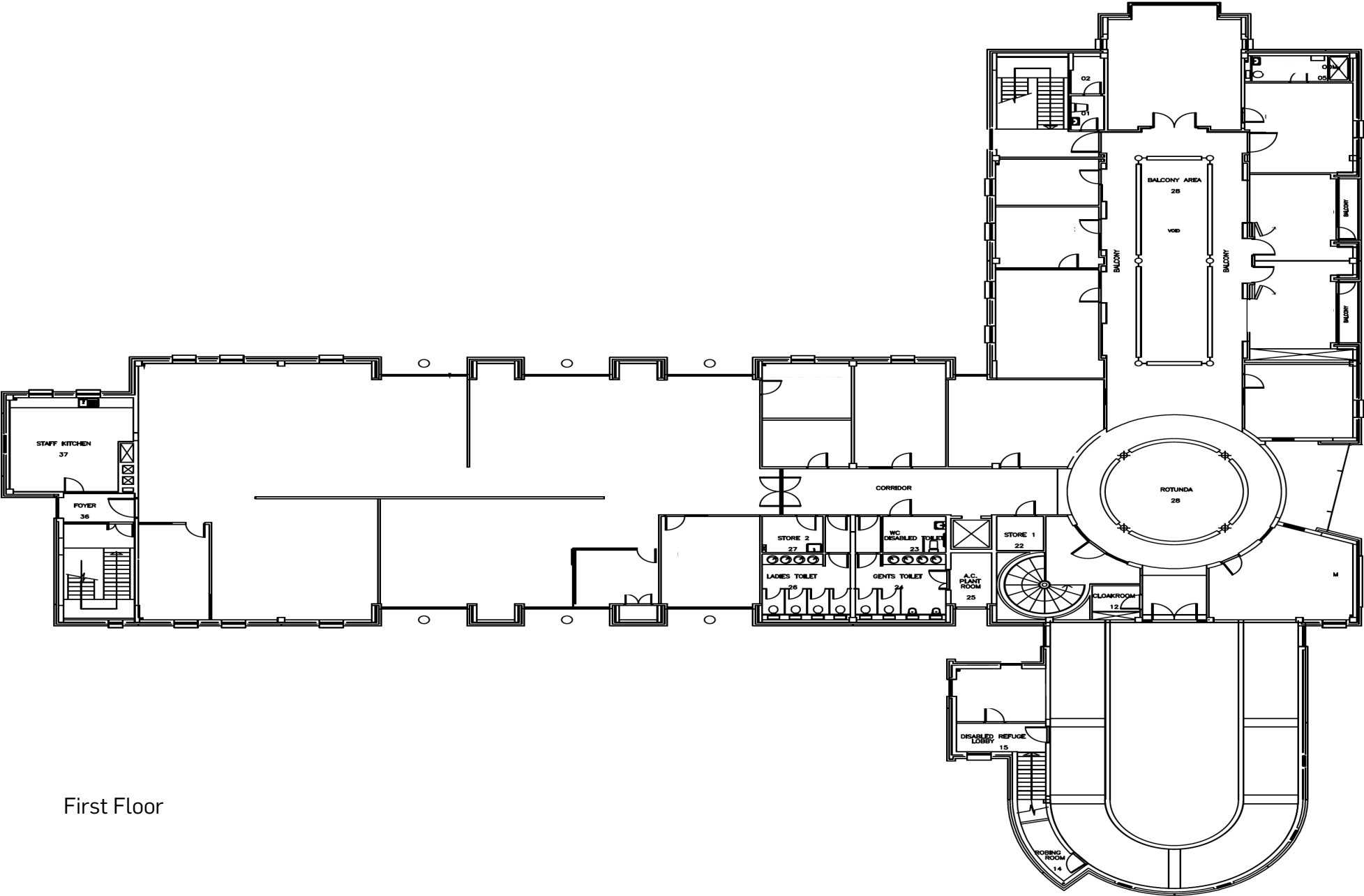


Basement Floor
Red Area is not included

Basement Floor Plan.



Ground Floor
Red Area is not included

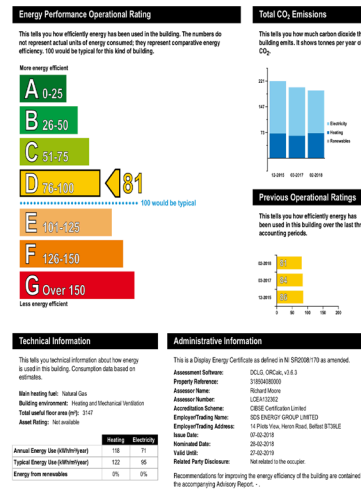


First Floor



EPC

The property has an energy rating of D81.



Rent

Price on Application.

Terms

A new lease on Full Repairing and Insuring terms is available

VAT

All prices and outgoings are exclusive to but may be liable to V.A.T.

Viewings

Strictly by appointment with Lisney

Contact

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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/ukxi/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.

Lisney

The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.

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