



**TO LET**

**Unit C12, Harbour Court, Heron Road, Sydenham, Belfast, BT3 9HB**

Business Unit with offices and warehousing comprising 6,035 sq ft

**Lisney**

## Features

- End terrace business unit with 14 car parking spaces.
- 6,035 sq ft approximately.
- Excellent location in established business area with good Motorway links.

## Location

The subject property is situated on Heron Road which is located off Airport Road West, located within the Harbour Estate, approximately 3 miles from the city centre and adjacent to the George Best City of Belfast Airport.

The location benefits from excellent transport links, as it is located off the main Belfast to Bangor Road and is close to the Sydenham Bypass, linking to the M3 and to both the M2 and M1.



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## Description

A modern end terrace business unit with ground and first floor offices and warehousing to the rear.

The specification includes:

- Carpet floor tiles, plaster/painted walls, suspended ceilings with recessed lighting and perimeter trunking and air handling / cooling in part.
- C. 6m eaves, electric roller shutter door, concrete flooring, 3 phase electricity and box lighting.
- Gas fired heating, fob entry system, alarm system.
- 14 Car Parking spaces.

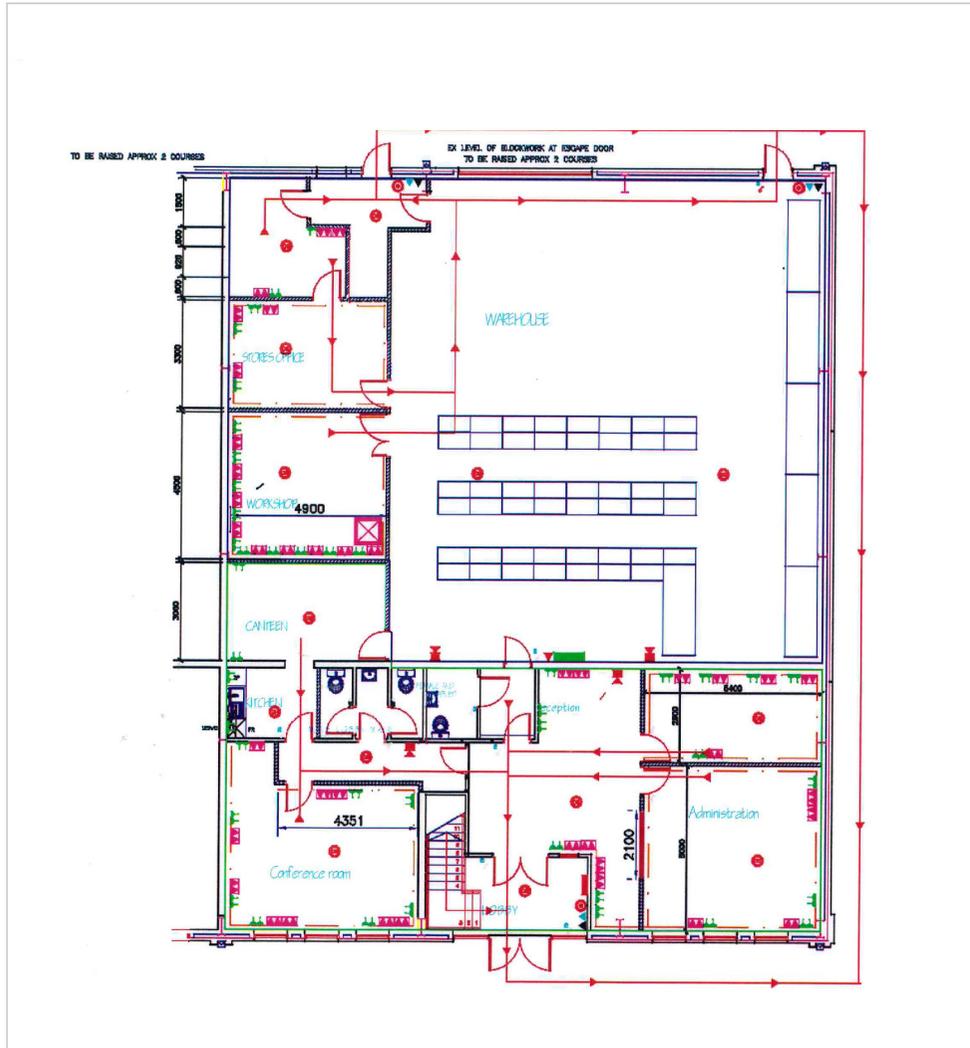
## Accommodation

Description	NIA Sq ft
Ground Floor	4,483
First Floor	1,552
<i>Total</i>	<i>6,035</i>

## Ground Floor Reception



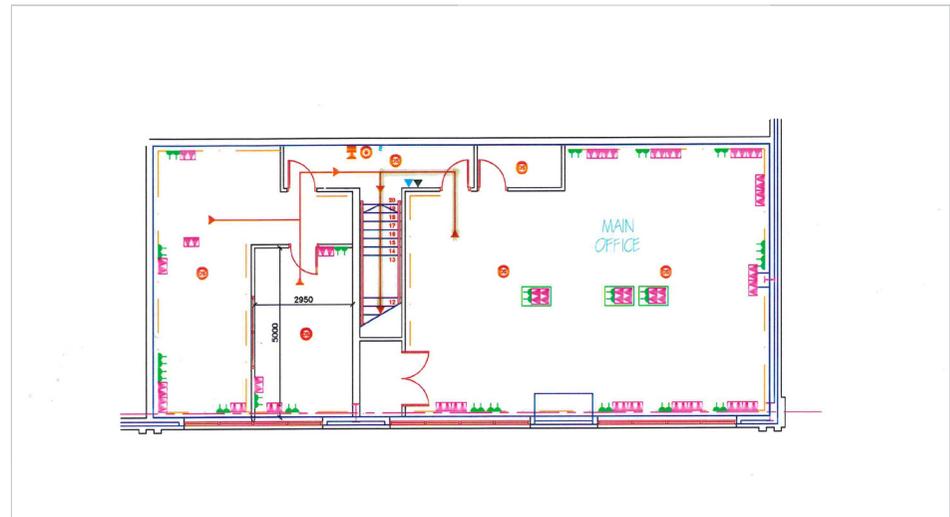
### Ground Floor Plan



### First Floor



### First Floor Plan



## Repairs/Insurance

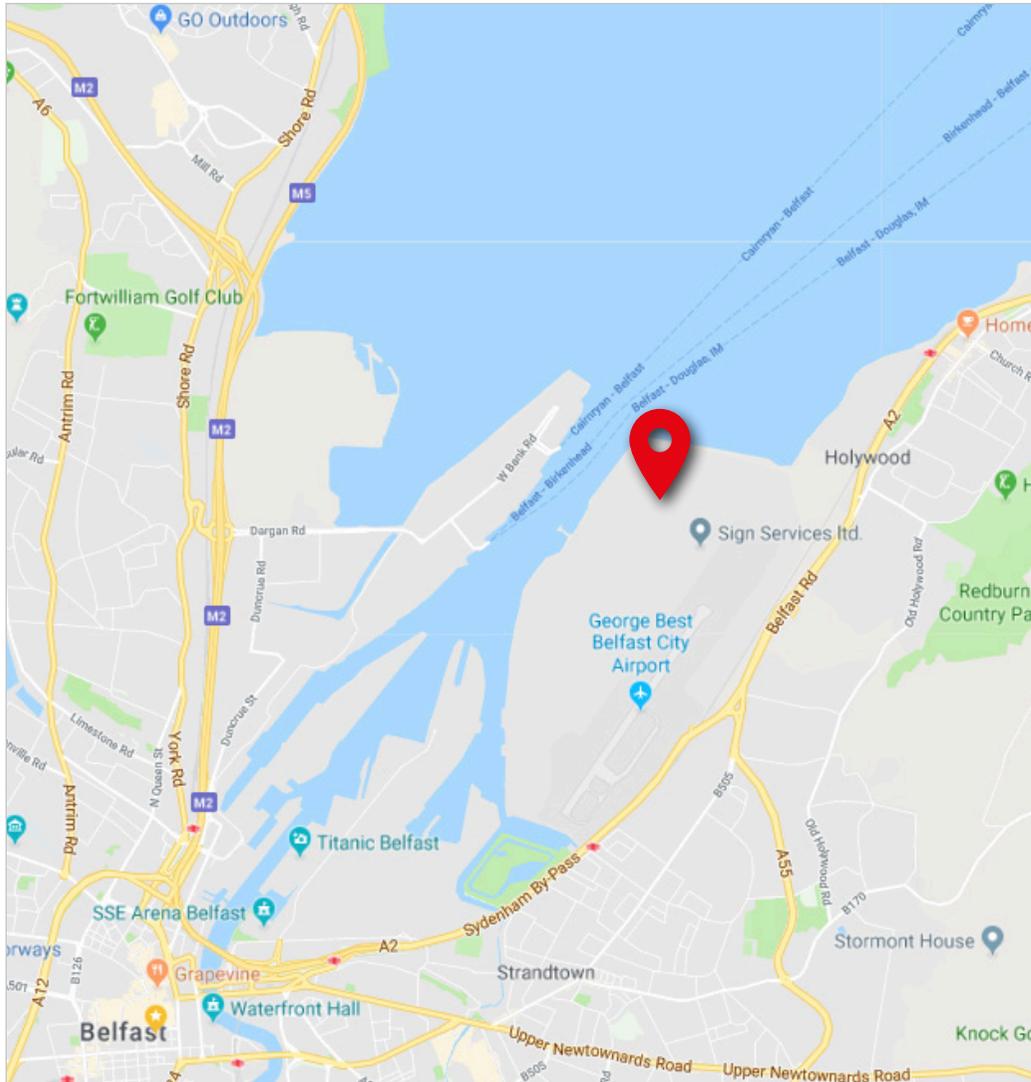
Tenant will be responsible for an FRI lease and to reimburse the landlord with buildings insurance premium.

## Service Charge

Tenant will be responsible for the Estate Service Charge levied which for the year 2019/20 is c. £1,150.00 plus VAT.

## Warehouse





## Lease Terms

By negotiation.

## EPC

The property has an EPC rating of C58.

A full certificate is available on request.



## Rent

£35,000 per annum exclusive

## Business Rates

We understand that the property has been assessed for rating purposes as follows:

Net Annual Value:	£32,300
Rate in the £ 19/20:	0.614135
Rates Payable 19/20:	£19,837 approx.

## Stamp Duty

Will be the responsibility of the purchaser.

## VAT

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

## Contact

**Andrew Gawley**  
**028 9050 1501**  
**agawley@lisney.com**