



To Let

(Assignment / sublease)

Unit 15, Weavers Court Business Park, Linfield Road, Belfast, BT12 5GH
Modern Office Building c. 4,950 sq ft including 4 car parking spaces

Lisney

Features

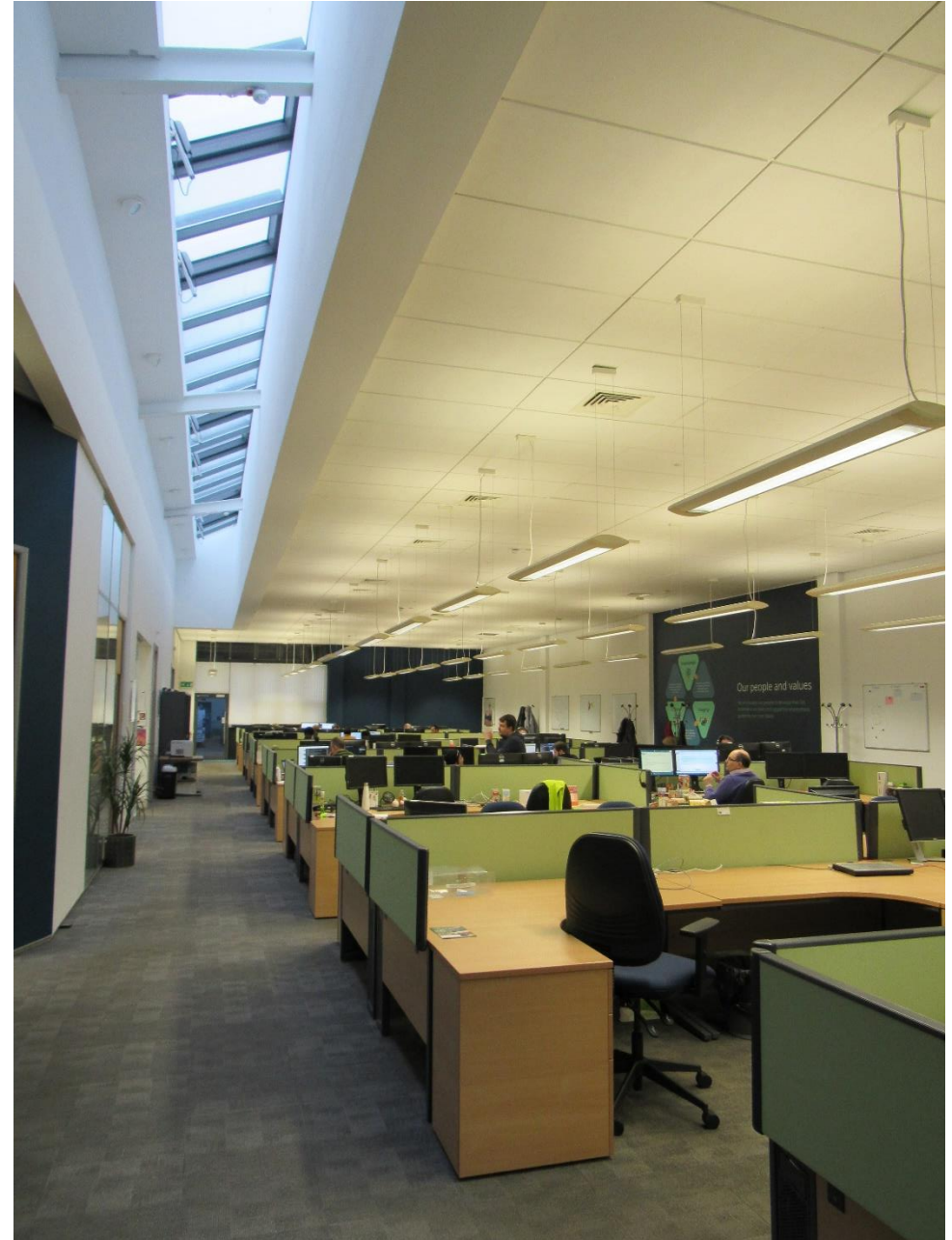
- Modern office building finished to a high standard.
- Comprises c. 4,950sq ft office space all on the ground floor.
- Centrally located with excellent access to the M1 Motorway.

Location

The highly successful and much sought after Weavers Court, a Campus Style Business Park located on the edge of Belfast City Centre, next door to the new Weavers Cross Transport Hub, just 8 minutes' walk to City Hall and less than 5 minutes' drive to the motorway network.

Weavers Court is already hugely popular with technology firms due to its connectivity - every unit has direct access to a non-contested 10GB Fibre Optic Cable.

On-site facilities include dedicated car park spaces and visitor parking; courtyard café; gym; 24/7 manned security; bicycle stands; shower facilities and lots of green open space.



Description

The mid terrace office building provides fantastic bright & airy accommodation with high ceilings.

The office layout comprises an open plan office, boardroom, 2 private offices / meeting rooms, server room, kitchen and toilet facilities.

Internally the suite provides suspended ceilings with feature lighting and roof lights, plaster painted walls, carpet floors and raised access flooring.

In addition there is a buzzer entry system, alarm, and a Heating & Cooling air handling system.

4 on site demised car parking spaces plus communal parking.

Accommodation

The building comprises approximately 4,950 sq ft (NIA).

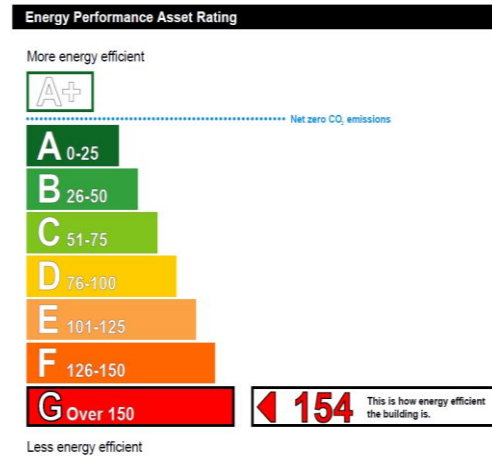




EPC Rating

The property has an Energy Efficiency rating of G154

A full certificate can be made available upon request.



Asking Rent

POA

Lease Terms

Available upon request.

Service Charge & Building Insurance

There is a service charge for the upkeep of the common areas. For the year 2019/20 this is currently £12,911.72 per annum which includes buildings insurance.

Rates

NAV - £38,800

Rates in £ 19/20 – 0.614135

Rates payable in 19/20 - £23,829 approx.

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.

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.