



TO LET

Unit 4, Belmont Office Park, Belmont Road, Belfast, BT4 2AW
Modern Office building from 904 sq.ft. – 1,808 sq.ft. with generous on site car parking.

Lisney

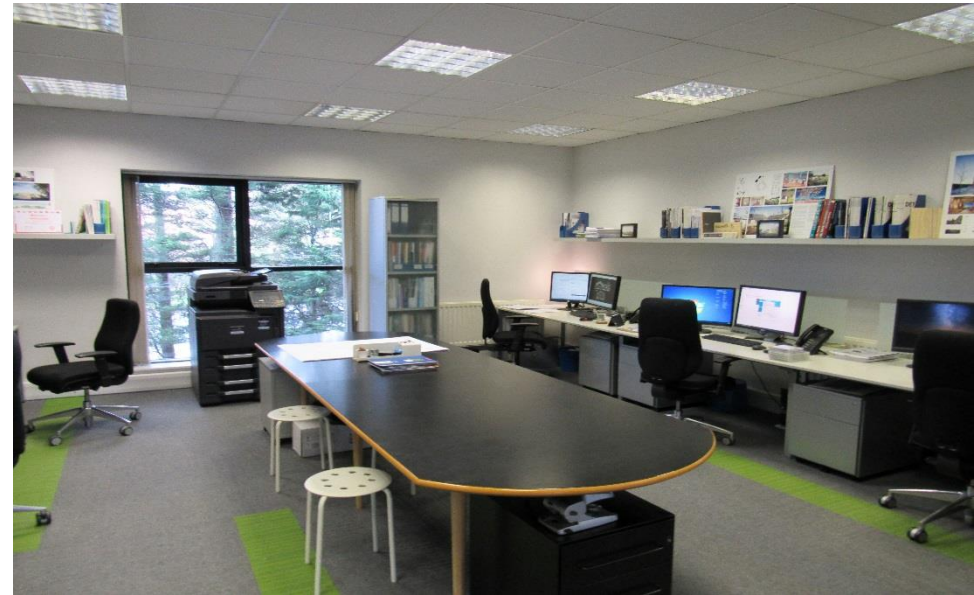
Features

- Modern office accommodation from 904 sq.ft. – 1,808 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 / Ballyhackamore.



Description

The property forms part of a purpose built edge of town office park comprising 9 no. own door office buildings. The subject comprises ground and first floor self-contained, modern office accommodation with 7 no. dedicated car park spaces. Additional visitor car parking is provided on site.

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

In addition the property has gas fired heating, an alarm system, and Cat 5 cabling with perimeter trunking.

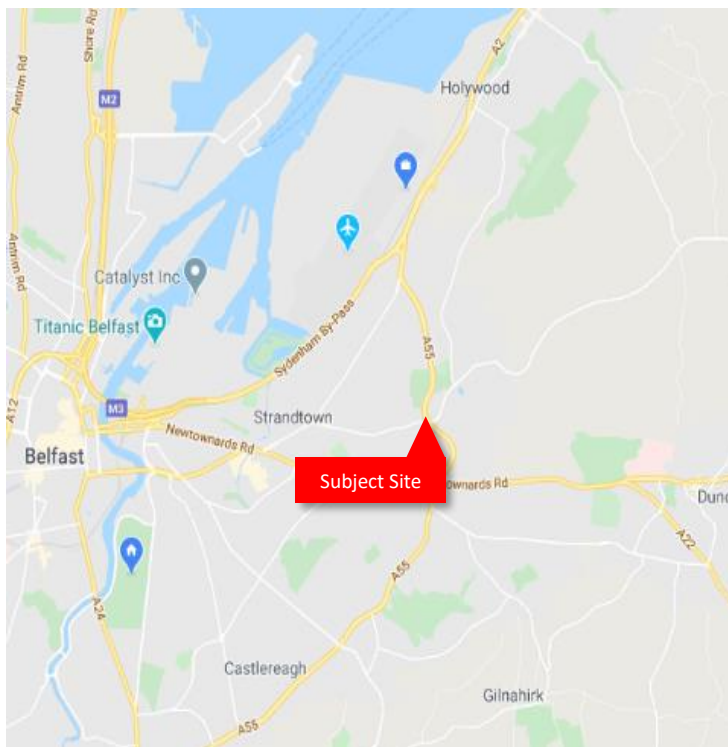
Accommodation

Ground floor	904 sq ft
First Floor	<u>904 sq ft</u>
Total	1,808 sq ft

Please Note: The space can be taken in its entirety or on a floor by floor basis.

Floor plans available on request.



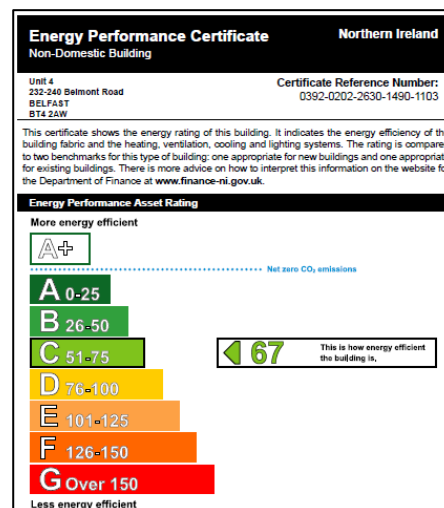


Service Charge

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 £1,621 per annum for the year 2019/20.

An incoming tenant will be responsible for reimbursing the landlord for a proportionate amount of the total buildings insurance premium, which is currently c. £280.00.

EPC



Rent

On Application

Term

Subject to negotiation

If the floors are taken separately then they will be offered on effectively Full Repairing and Insuring terms via recovery of a service charge.

Rates

Ground Floor

Net Annual Value	£7,450
Rates Payable 2019/20	£4,576

First Floor

Net Annual Value	£7,400
Rates Payable 2019/20	£4,545

VAT

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

Contact

Andrew Gawley

agawley@lisney.com

028 9050 1501

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.

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.