

Heron Business Park, 39-40 Heron Road, Belfast, BT3 9LF

For Sale / To Let

High Profile Warehouse / Business Unit of 3,300 sq ft with frontage onto Heron Road

**LAST UNIT
REMAINING**



**Lambert
Smith
Hampton**

Location

The development is located within Sydenham Business Park which is approximately 2 miles east of Belfast City Centre and is adjacent to Belfast City Airport. Sydenham Business Park has experienced considerable development in recent years and is now regarded as Belfast's premier business park. Occupiers include BIC Systems, Phoenix Gas, ICL, Bank of Ireland, SOS Group and Department of Finance and Personnel.

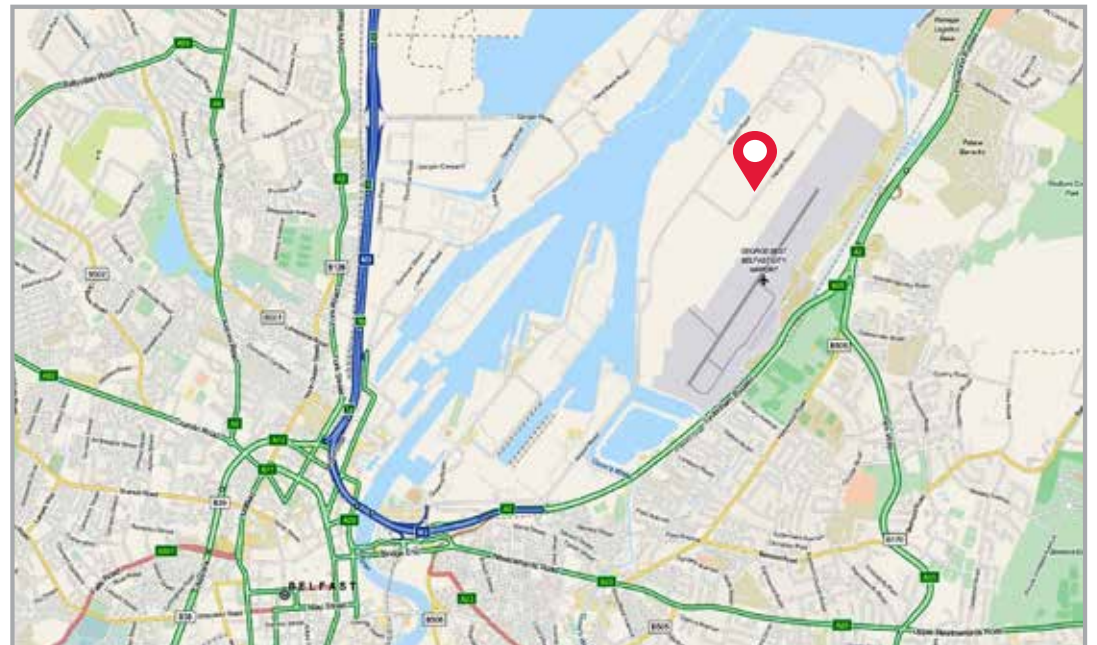
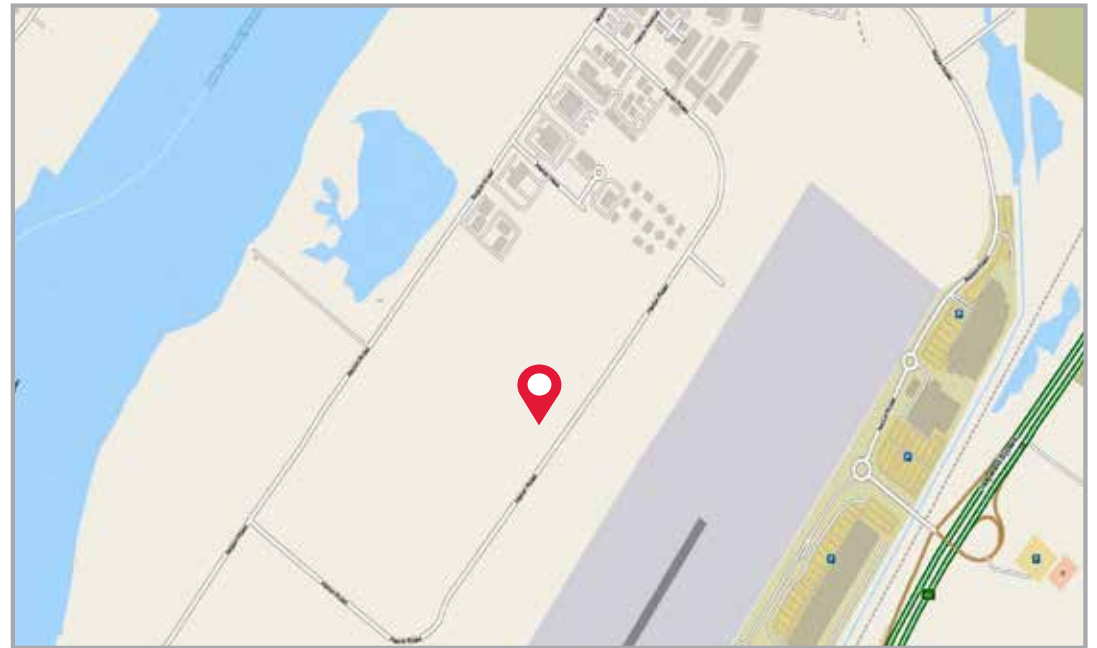
Description

The units are finished to the following shell specification:-

- Steel portal frame and block construction.
- Power floated concrete floor.
- Polyester powder coated aluminium double glazed & grey tinted windows.
- 3 phase electricity to electrical point.
- Ducts for telecommunication & water supply.
- Roller shutter to rear.
- 5.13m eaves.
- 6m apex.
- On-site car parking.

Distance to Port

Belfast Port	5.2 miles
Larne Port	27 miles
Dublin Port	108 miles



For Indicative Purposes Only

Schedule of Accommodation

	Size Sq Ft	Size Sq M
Unit A4	3,300	306.5

Lease Details

Term - 5 years.

Rent - On application.

Repairs - Full repairing and insuring basis.

Ground Rent per unit - Estimated to be approximately £7,830.70 per annum. This figure includes a collection charge and is subject to review in line with the Retail Price Index.

Building Insurance - Tenant's to reimburse Landlord with the cost for insuring the premises.

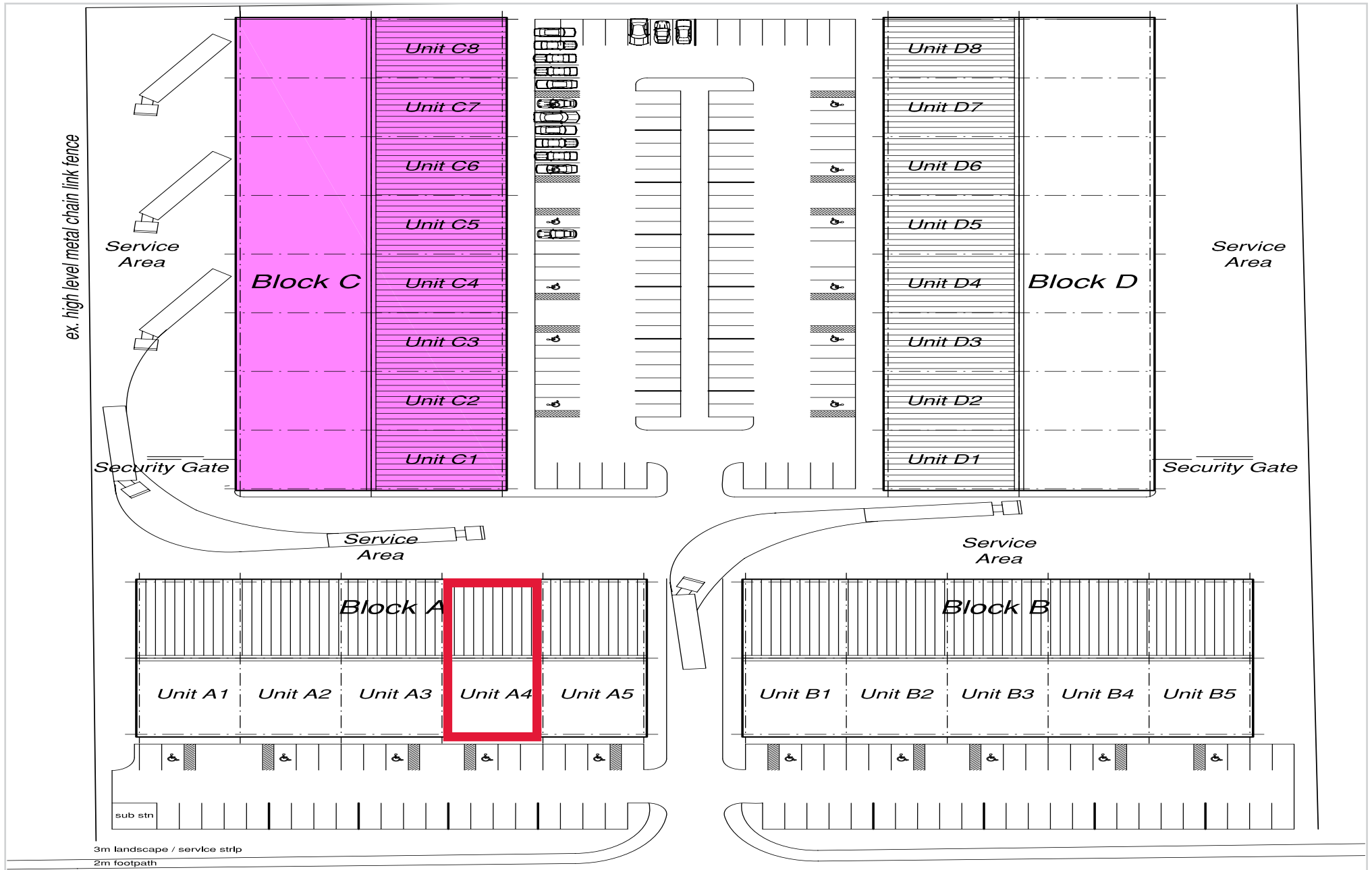
Service Charge - A service charge is applicable to cover the management and upkeep of the Estate. The cost for the current year is estimated at £0.36 psf.

Price

£125,000 exclusive per unit.



Site Plan





For Indicative Purposes Only



Rates

Land and Property Services are to confirm the Net Annual Value for this property.

Value Added Tax

We are advised that the subject property is VAT registered and therefore VAT will be charged in addition to the above rents/purchase price.

Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

**Lambert
Smith
Hampton**

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