

# Adelaide Business Centre, Apollo Road, Belfast, BT12 6HP

## To Let

Attractive Office Suites & Warehouse from 555 sq ft / Trade Counter Units from 2,305 sq ft

Excellent car parking Provision



Lambert  
Smith  
Hampton

## Location

The subject property occupies an excellent location within the Boucher Complex, one of Belfast's most popular commercial locations. The site enjoys the benefit of superb transportation links due to the close proximity of the M1 and the recently upgraded Westlink. Belfast City Centre is approximately 5 minutes drive.

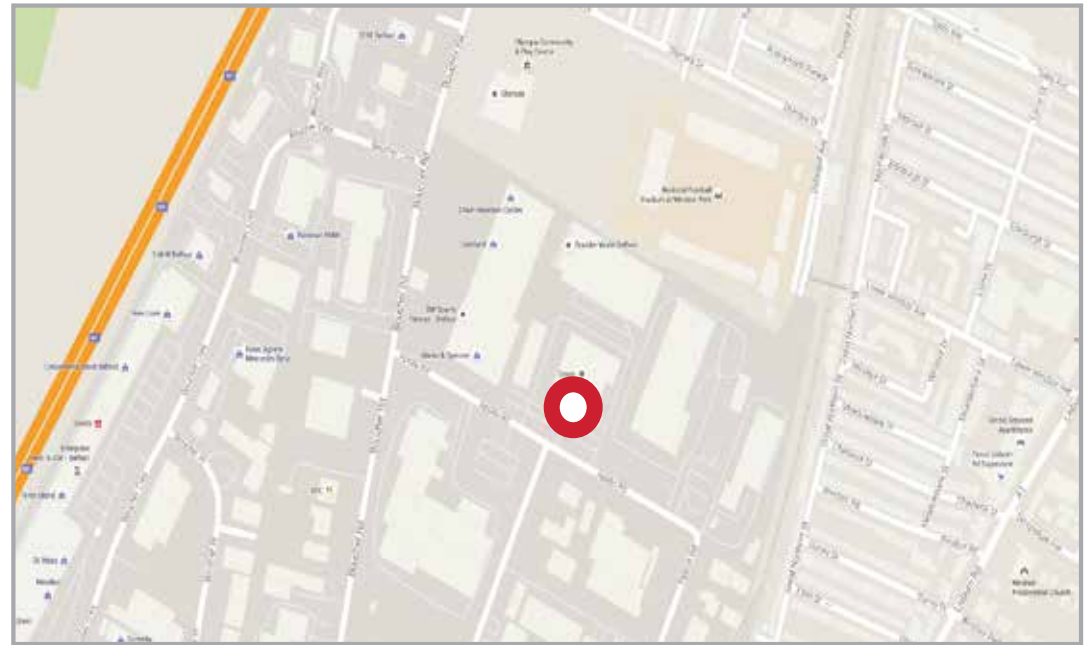
## Description

Adelaide Business Centre comprises a mix of both office and trade counter accommodation together with storage/ distribution units. The offices share a central mall and are attractively finished to include suspended ceilings with recessed lighting and carpeted floors. The warehouse units benefit from steel roller shutter doors and 3 phase electricity. Excellent on site car parking is available for staff and customers.

- Fob entry after 5 pm (24 hour access).
- 2 minute walk from Adelaide Halt.
- Excellent on-site car parking.
- 3 phase electricity.
- Roller shutter access to warehouse units.
- Communal breakout area.
- Units from 540 sq ft to 13,459 sq ft.
- Refurbished WC facilities.

## Lease Details

- Term** - By negotiation.
- Rent** - Please contact the agent.
- Repairs** - Tenants are responsible for interior repairs.
- Service Charge** - A service charge is levied to cover the cost of exterior repairs, maintenance, security, management etc. For further details please contact the agent. Currently estimated at £2.10 psf per annum.
- Insurance** - Each tenant will reimburse the landlord with a fair proportion of the insurance premium for the Centre. Currently estimated at £0.10 psf per annum.



For Indicative Purposes Only

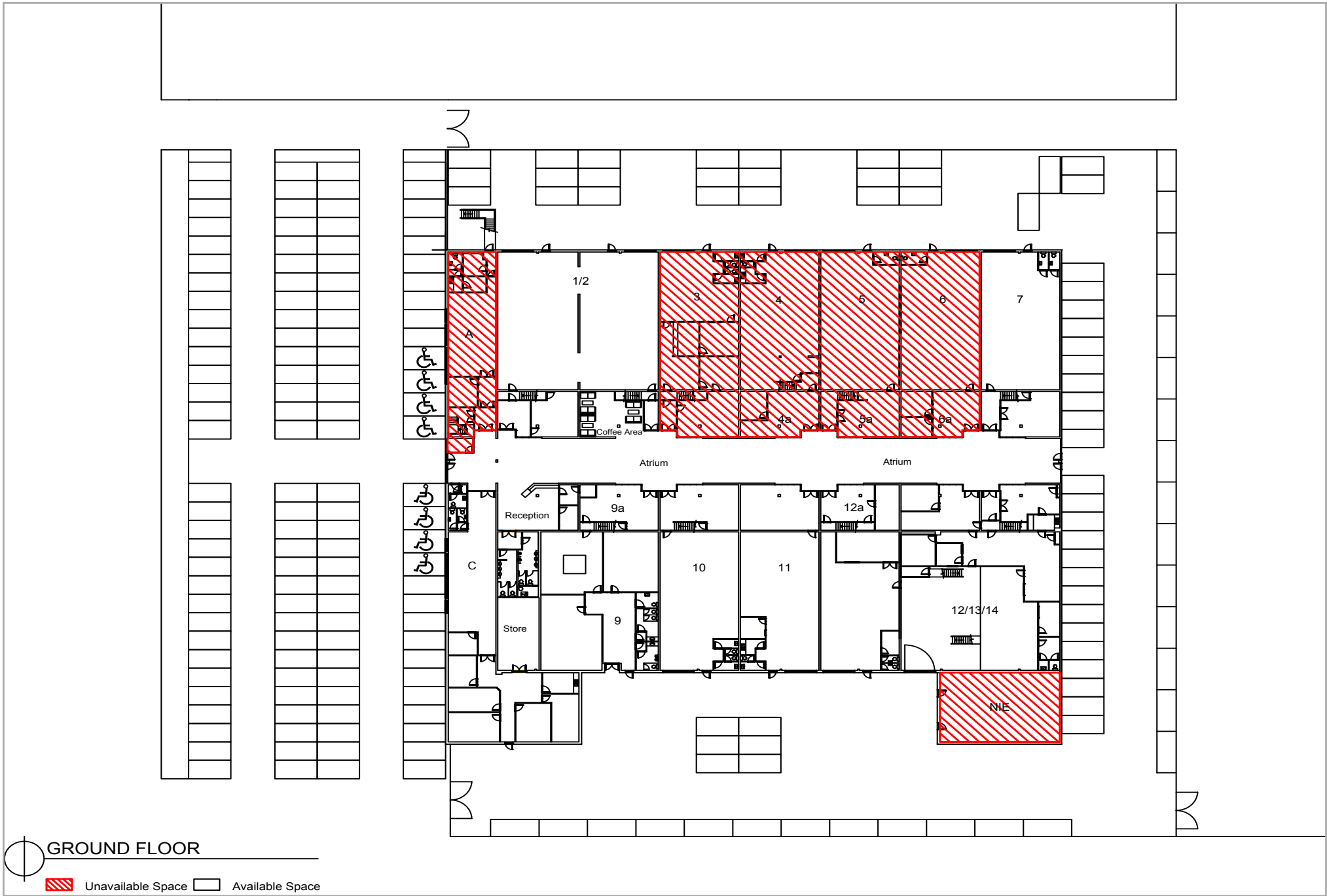


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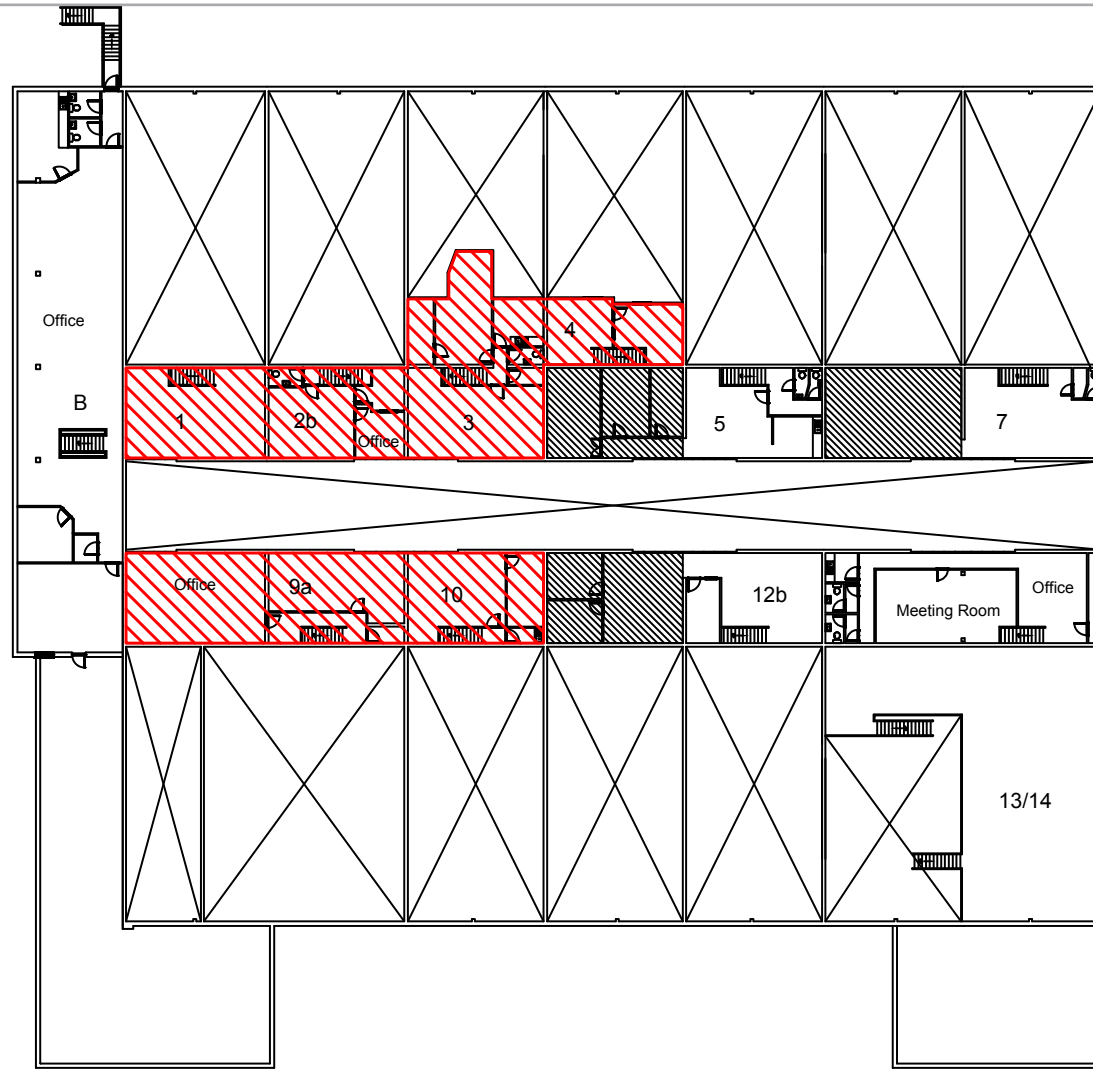
## Schedule of Accommodation

Unit	Floor	Type	Area (Sq Ft)	NAV	Rates payable (rate in £16/17 £0.582601)
1/2	Ground	Warehouse	3,578	£15,200	£8,856
1/2	Ground	Offices	1,028	£6,750	£3,933
7	Ground	Warehouse	1,770	£6,550	£3,816
C	Ground	Offices	2,800	£16,600	£9,671
9/9A	Ground/First	Offices	4,213	£25,900	£15,089
10	Ground	Warehouse	1,752	£10,700	£6,234
10A	Ground	Offices	1,026		
11	Ground	Warehouse	1,750	£10,500	£6,117
11A	Ground	Offices	555		
12/12a/12b/11b	Ground/First	Offices	1,618	TBC	TBC
		Warehouse	1,749		
13/13b/14/14b	Ground/First	Warehouse	2,226	£22,200	£12,934
		Offices	3,040		
		Store	421		
B	First	Offices	2,700	£17,500	£10,196
5a	First	Offices	1,073	£6,750	£3,933
7a	First	Offices	1,116	£7,100	£4,136
<b>Total</b>					







**GROUND FLOOR**  
 Unavailable Space     Available Space



 FIRST FLOOR

 Unavailable Space  Available Space



## Energy Performance Certificate

G162

## Value Added Tax

We have been advised that the property is VAT registered and therefore VAT will be charged in addition to the rent.

## Viewing Details / Further Information

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

**Lambert  
Smith  
Hampton**

Ian Harbinson  
**028 9026 9257**  
iharbinson@lsh.ie

**Lambert Smith Hampton**

Clarence House  
4/10 May Street  
Belfast  
BT1 4NJ

## Joint Agent



Lloyd Hannigan  
**028 9050 1501**  
lhannigan@lisney-belfast.com

**Subject to Contract and Exclusive of VAT** © Lambert Smith Hampton January 2016

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