

Fully Fitted First Floor Office Suite

To Let



- Highly accessible first floor office suite of c.1,563 sq ft.
- Fully fitted and ready for immediate occupation.
- Internally, the office suite provides 2 mix of open plan and partially sub-divided offices.
- Dedicated on-site car parking.

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Location

The subject property is located within Edgewater Office Park, an established office location on the Northforshore close to Belfast’s main port (c. 1.1 miles). The office park benefits from excellent transport links to the Fortwilliam roundabout and Junction 1 of the M2 Motorway via Dargan Road and Edgewater Road. The property is c. 3.5 miles from Belfast City Centre, 5.9 miles from George Best Belfast City Airport and 17.1 miles from Belfast International Airport.

Description

The office accommodation is finished to a modern specification spread over first floors to include suspended ceilings with recessed lighting, plastered and painted walls, carpeted flooring and gas fired central heating. The property comprises a number of open plan and cellular offices, male/female W.C’s, boardroom and kitchen facilities. Furthermore, the property benefits from generous on site car parking.

Accommodation

Floor area	Sq ft	Sq m
Total	1,563	145.2

Lease details

Term – Negotiable.

Rent - £12,500 per annum exclusive (to include ground rent).

Repairs & Insurance - Tenant responsible for internal repairs and building insurance. Insurance c. £462.35

Service Charge – A service charge will be levied to cover a fair proportion of external repairs, maintenance of common areas and any other reasonable outgoings. Approximately £935 per annum exclusive.

Business Rates

We have been advised by the Land & Property Services website of the following:

Net Annual Value: £12,200

Rate in the £ for 2018/19: £0.6028

Rates payable: £7,354.20

Value Added Tax

We are advised that the subject property is VAT registered and therefore VAT will be charged in addition to the costs associated with the property.

EPC

C59



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