



McCONNELL

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900

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OFFICES



FOR SALE / (May Lease)

**Modern Self Contained
Air-Conditioned Office Building**

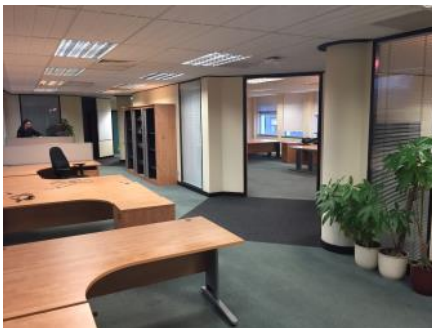
**1 Millennium Way
Springvale Business Park
Belfast BT12 7AL**



On the instructions of

CATERPILLAR®

**A well maintained office building with on-site car parking,
in an attractive Business Park setting c. 2 miles from
Belfast City Centre**



The Independent
Commercial Property
Consultants Network

MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

T: 028 90 205 900

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Location

Springvale is a highly successful business park situated c. 2 miles west of Belfast city centre, just off the Springfield Road, with excellent public transport links and easy access to motorways, docks and airports - approximate distances:

- M1 Motorway 2 miles
- Belfast City Airport 6 miles
- Belfast International Airport 14 miles
- Belfast Harbour 6 miles

Description

The property comprises a three storey stand-alone office building, of concrete frame construction, with external pre-cast cladding panels, solid concrete floors, flat roof and double glazed windows. The building has a Net Internal Area of approximately 8,589 sq ft

(Gross Internal Area including circulation & ancillary areas c. 10,600 sq ft).

The building is arranged over three storeys, at lower ground, ground and first floor levels, with the principal entrance at ground floor opposite the main car parking area. Fully air-conditioned throughout

The property is set out in both open-plan and cellular offices, with solid floors, suspended ceilings with recessed lighting and perimeter computer trunking.

WC facilities are located on all levels.

The property is protected with fire and intruder systems and an electronic secure door access system is installed.

The building has excellent natural light with extensive glazing to the front and rear on all floors.

The site extends to approximately 2.139 acres.

Vehicular access to the property is via a tarmac laneway from Millennium Way to the left hand side of the main Caterpillar office facility.

The property benefits from on-site car parking extending to approximately 30-35 spaces to the front, side and rear of the building. Further spaces could be created the rear of the building

Caterpillar also own an adjoining car park facility, to the south-west of their main office building, where some additional spaces could be made available under separate licence if required.



Accommodation - Approximate Net Internal Areas

Lower Ground Floor Offices 2,853 sq ft / 265 m2

Ground Floor Offices 2,870 sq ft / 267 m2

First Floor Offices 2,866 sq ft / 266 m2

Total NIA 8,589 sq ft / 798 m2

Site Area c. 2.139 acres

Title

Held under long leasehold title from Invest Northern Ireland for 999 years from 1st November 2006 subject to a yearly rent of £1 if demanded.

NAV

The Rateable Value will require to be separately assessed

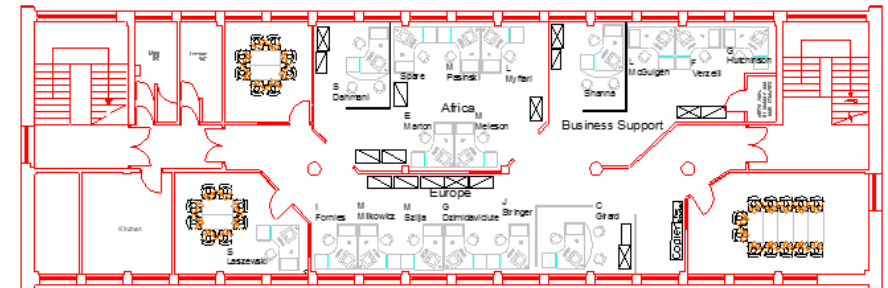
Price

Offers invited in the region of £425,000 + VAT

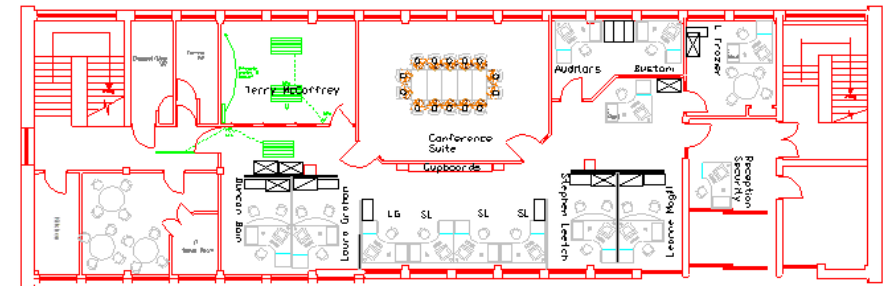
VAT

All prices and outgoings are quoted Net of VAT which may be chargeable

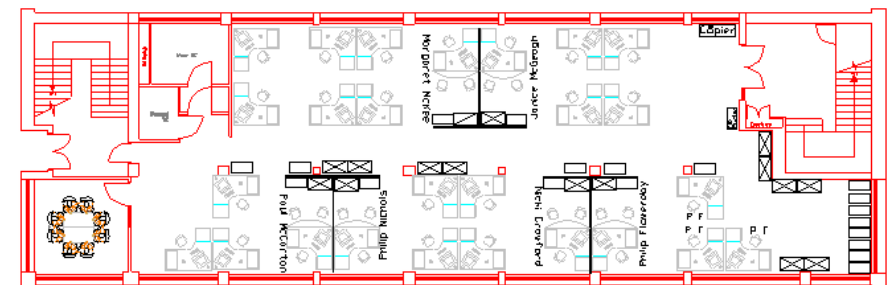
First Floor



Ground Floor



Lower Ground Floor



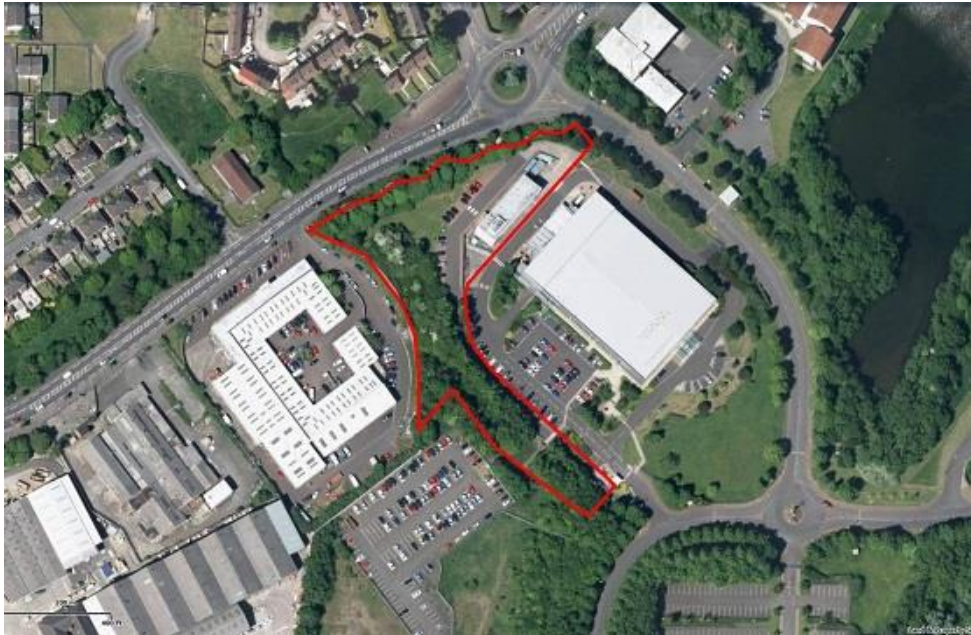


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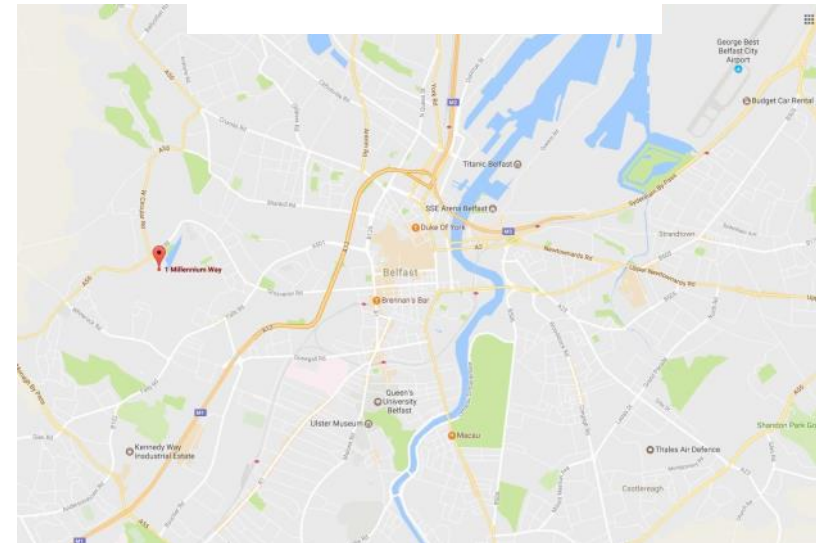
EPC - B45



Contacts for Viewing or Further Information:

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