



FOR SALE/TO LET - MODERN OFFICE BUILDING WITH PRIVATE CAR PARKING

UNIT 2 HILLSBOROUGH BUSINESS PARK 2A HILLSBOROUGH GARDENS BELFAST BT6 9DT





Summary

- Modern self-contained two storey office building ready for immediate occupation.
 - A total are of c.162.40 sq m (1,748 sq ft) and benefits from 8 private car park spaces.
 - Highly accessible location easily accessed from the Woodstock Road within a gated business park.
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Location

The property is situated within Hillsborough Business Park, a bespoke office complex comprising of four two-storey office buildings.

Hillsborough Business Park is situated off Hillsborough Gardens, which is in turn located off Woodstock Road, Belfast, providing easy access to the City Centre and to the Knock ring road.

Description

A two-storey detached office building of modern construction. The specification includes aluminium framed double glazed window units, suspended ceilings, recessed lighting, fully carpeted and painted throughout and a gas fired central heating system.

Rates

NAV: £12,100

Rate in £: £0.592681

It is our understanding that the Rates Liability for the year 2017/2018 is therefore £7,771 per annum approx. Please note however that all interested parties should confirm that this is correct by making their own enquiries with LPS.

Price

Inviting offers in the region of £225,000.

Lease Terms

Length of lease by negotiation.

Seeking rental offers in the region of £18,500 per annum.

EPC

C68.

VAT

All figures quoted are exclusive of VAT, which may be payable.

Accommodation

The approximate net internal floor areas are as follows:-

Ground Floor

Open Plan Office	823 sq ft	(76.44 sq m)
Kitchen	100 sq ft	(9.27 sq m)

First Floor

Reception/Office	403 sq ft	(37.43 sq m)
Kitchen	74 sq ft	(6.92 sq m)
Private Office	99 sq ft	(9.21 sq m)
Private Office	99 sq ft	(9.21 sq m)
Boardroom	150 sq ft	(13.92 sq m)

TOTAL 1,748 sq ft (162.40 sq m)

The property also benefits from 8 dedicated private car park spaces.

Viewing

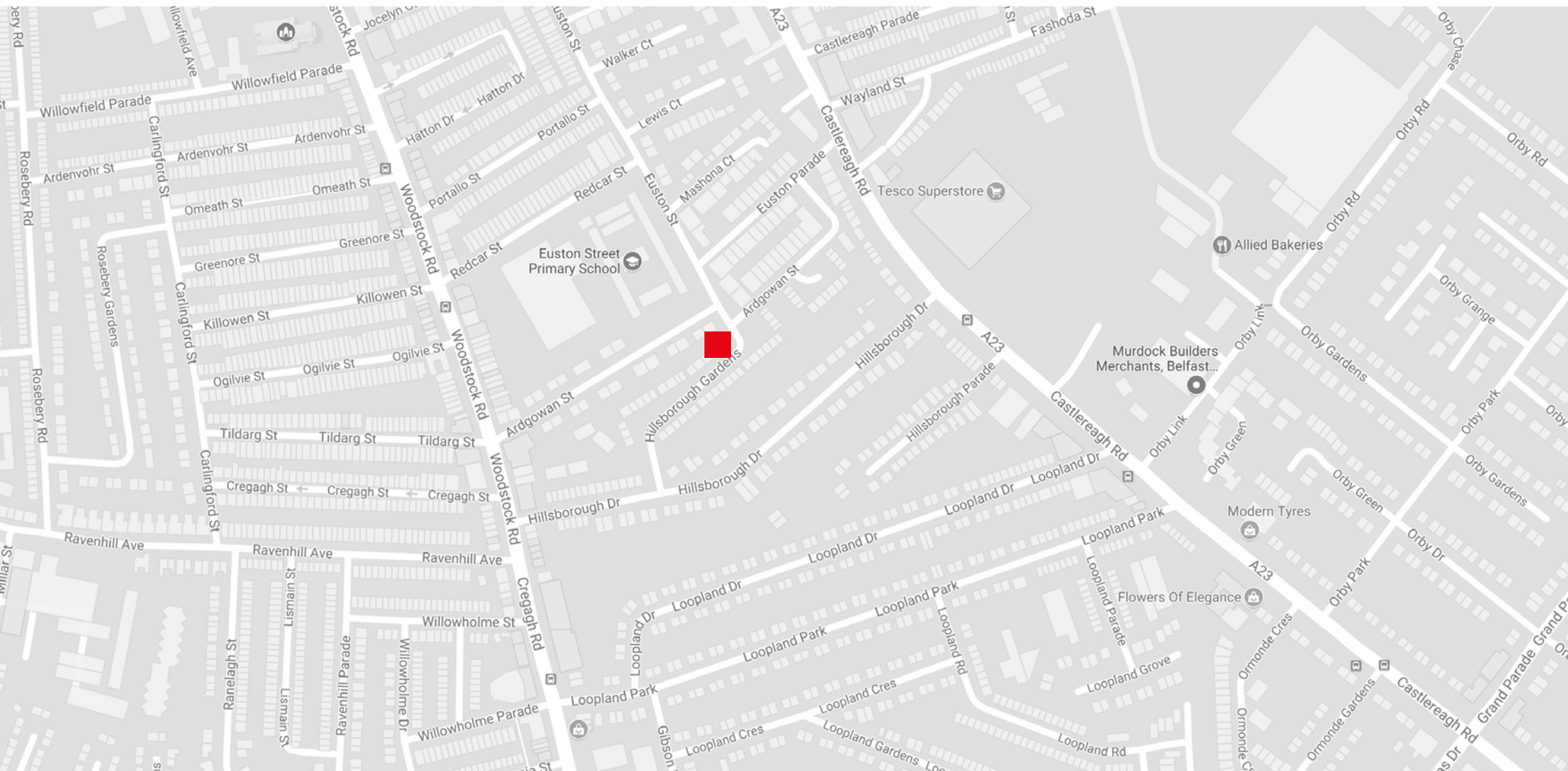
Strictly by appointment with the sole selling/letting agents.

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