

Ocean House, Edgewater Business Park, 13-14 Edgewater Road, Belfast BT3 9JQ

To Let

Modern Self Contained Office Building of 4,700 sq ft (436.64 sq m)



Location

The subject property is located within Edgewater Office Park, an established office location 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 two 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, reception, boardroom and kitchen facilities. Furthermore, the property benefits from generous on-site car parking.

Schedule of Accommodation

	Sq Ft	Sq M
Ground Floor		
Reception	201	18.7
Suite 1	984	91
Suite 2	854	79.4
First Floor		
Office 1	190	17.67
Office 2	303	28.21
Office 3	209	19.49
Office 4	1,347	125
Total Internal Area	4,700	436

Lease Details

Term - Negotiable.

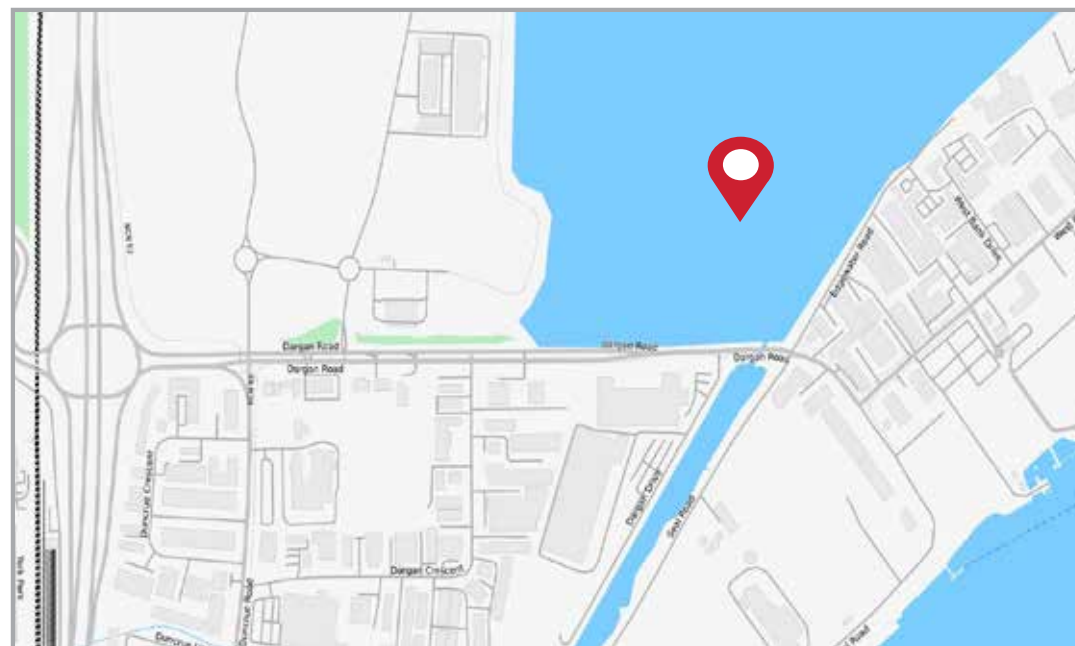
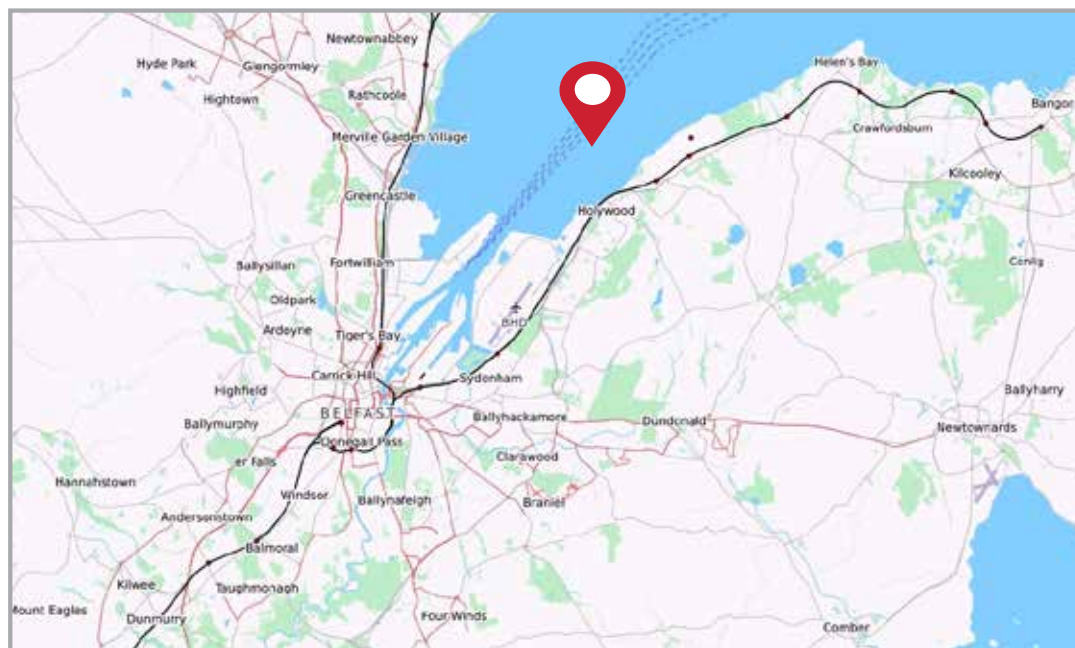
Rent - From £7.50 psf.

Rent Review - 5 yearly.

Insurance - The Tenant will be responsible for a fair proportion of the cost of insuring the premises.

Service Charge - £2,361.36 per annum.

Ground Rent - £4,347 per annum.



For Indicative Purposes Only



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Rates

We are advised by Land & Property Services of the following:

Net Annual Value (NAV): £35,800
Rate in £ for 2020/21: £0.5381
Rates payable, if applicable: £19,263

Energy Performance Certificate

The property benefits from an EPC rating of C53 and the Energy Performance Certificate is available upon request.

Value Added Tax

We are advised that the subject property is registered for VAT, therefore VAT will be chargeable in addition to the prices quoted.

Further Information

For further information, please contact:-

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