

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

For Sale/To Let

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



Lambert
Smith
Hampton

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.

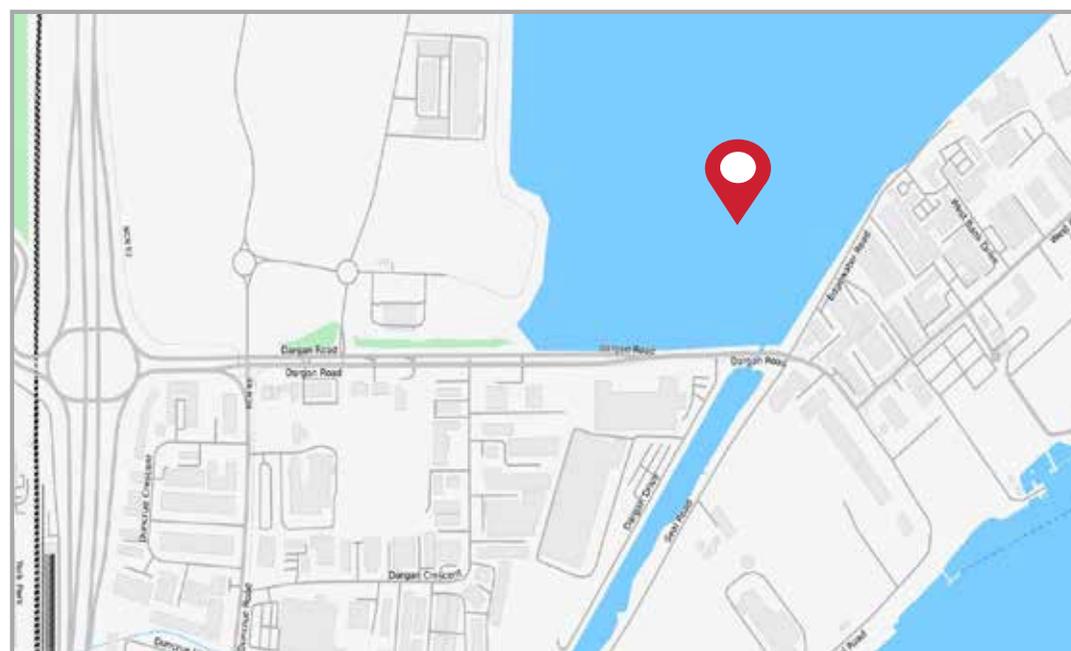
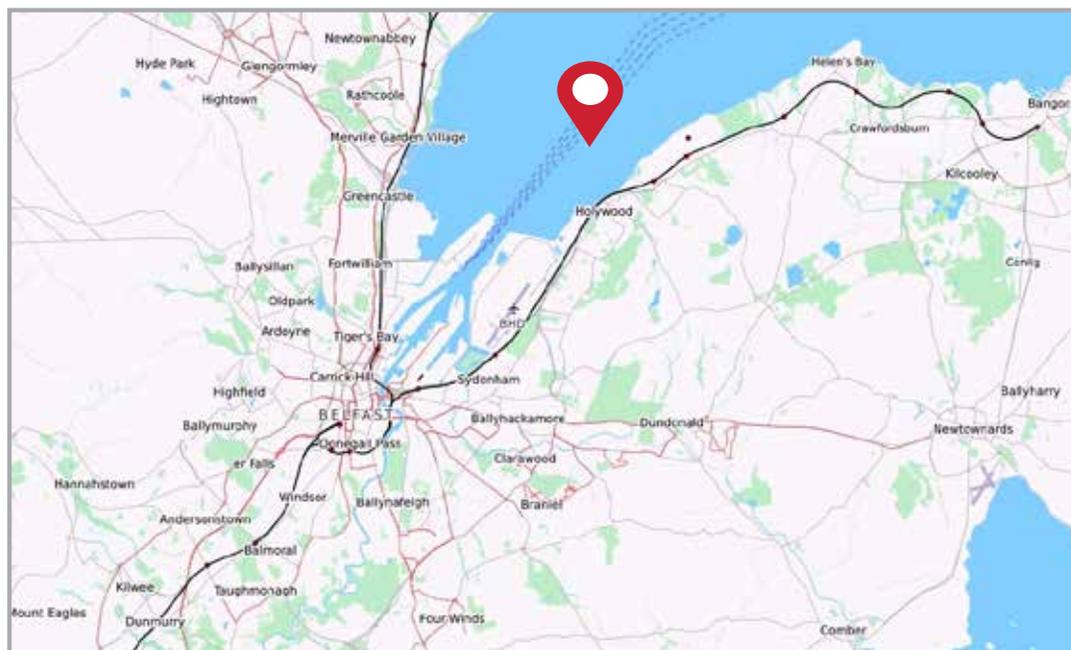
Rent - From £7.50 psf.

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



For Indicative Purposes Only



Price

On application. Please contact the agent.

Stamp Duty

This will be the responsibility of the Purchaser.

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:-

**Lambert
Smith
Hampton**

Greg Henry
07841 928670
ghenry@lsh.ie

Tom Donnan
07442 495827
tdonnan@lsh.ie

Subject to Contract and Exclusive of VAT © Lambert Smith Hampton January 2021

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.

www.lsh.ie