

Laganwood House, 44 Newforge Lane, Belfast, BT9 5NX

For Sale

Suburban Headquarters Office Building of 22,969 sq ft with approximately 104 no. On-Site Car Parking Spaces



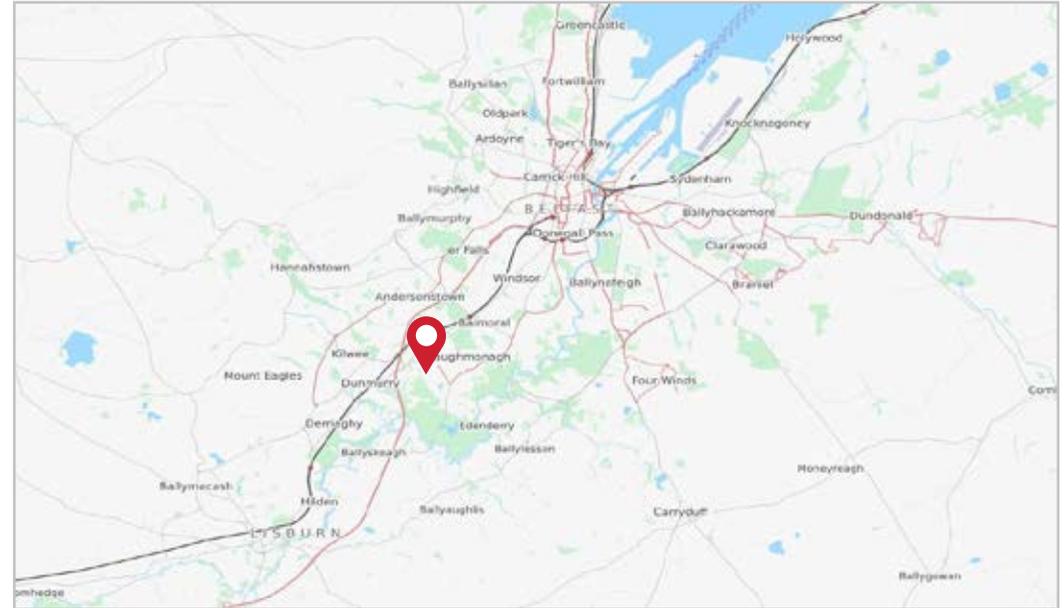
**Lambert
Smith
Hampton**

Location

Belfast, the capital of Northern Ireland is the 15th largest city in the UK, but the 11th largest conurbation. The city is located approximately 165km (103 miles) north of Dublin and 120km (75 miles) south east of Derry-Londonderry. Belfast has an excellent communication network. The M2 motorway provides access to the north towards Antrim and Derry and the M1 motorway provides access to the south and west of the Province towards Lisburn and Dublin.

The city benefits from four railway stations, and the Belfast to Dublin train route has a journey time of approximately 1 hour 50 minutes. The two airports, Belfast City and Belfast International, provide access to all major UK and a large number of international destinations including America and mainland Europe.

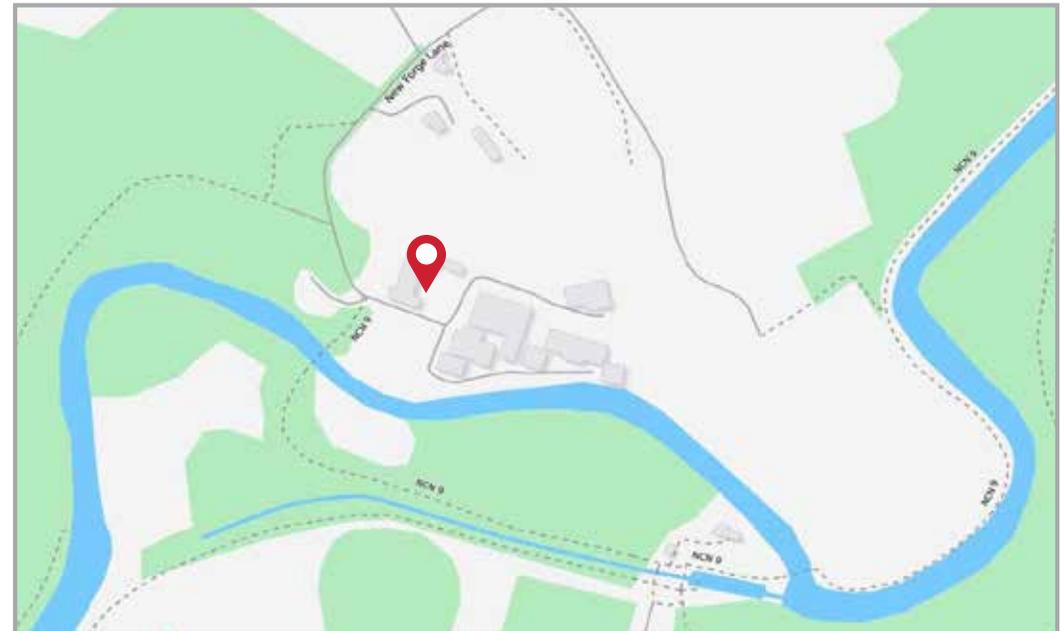
The subject property is situated off Malone Road, which is one of the most affluent residential locations of South Belfast. The M1 road network is located relatively close by, with the interchange at Stockmans Lane approximately 1.5 miles away.



Description

The premises comprises of a purpose built 3/4 storey office block, which sits to the north eastern side of Riverside Office Park. The property occupies a prominent position within the development and is easily recognisable by the feature clock mounted on the lift shaft column above the main entrance.

There are feature, smoked glass, full height, and double glazed atriums to three sides above the entrance at these locations. The main entrance faces the central car park and consists of a steel framed porch constructed in curtain wall double glazing with a mono pitched slated roof dressed in red clay tiles. There is a concrete disabled ramp and access door to the rear of the property off the upper level car park. The accommodation has been sub divided into various office suites with the majority of the ground floor. The subject benefits from 104 designated car parking spaces located on site.

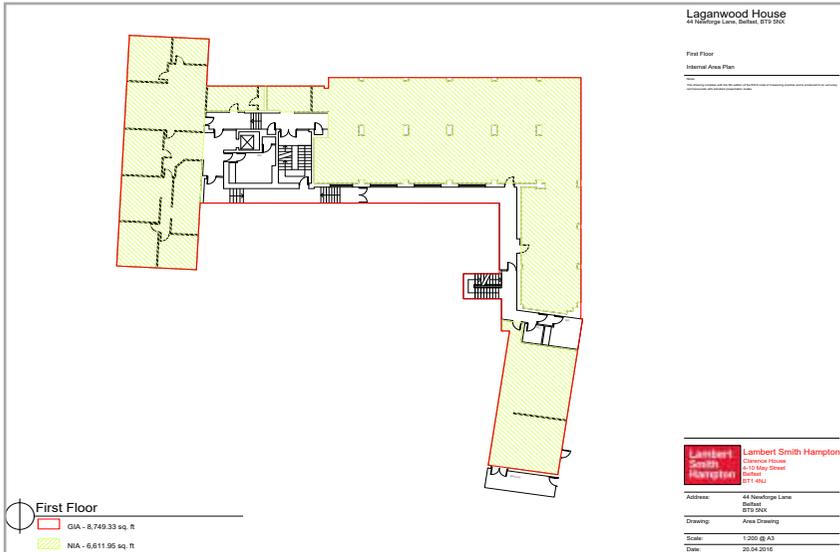
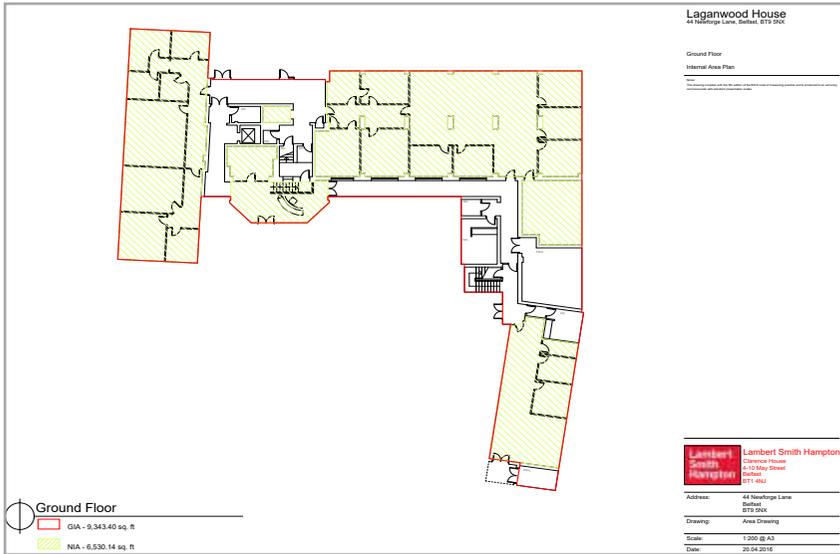


Schedule of Accommodation

Floor	Description	Sq Ft	Sq M
Unit 1			
Ground Floor	Office 1	5,488	509.8
Ground Floor	Office 2	942	87.5
Total		6,430	597.3
Unit 2			
Ground Floor Lobby	Offices	529	49.1
First Floor	Offices	6,273	582.7
Second Floor	Offices	5,915	549.1
Third Floor	Kitchen	763	70.8
Third Floor	Store	3,059	284.1
Total		16,539	1,523.5
Overall Net Internal		22,969	2,133.8

For Indicative Purposes Only





Site Area

The approximate area of the site Site Area: c.0.295 hectare (0.70 acres)

Largely rectangular shaped site with a split level to the northern boundary. The site coverage of the building is approximately 33%.

Tenure

We have been advised the property is held freehold under two fee farm grants from the 2 June 1902 and 17 December 1958 at an annual rent of £370 pa.

Price

We are seeking offers in the region of **£1,750,000 (One Million, Seven Hundred and Fifty Thousand Pounds)** exclusive of VAT and subject to contract, representing a capital value of £76 psf.

Rates

We have been advised by Land and Property Services of the following:-

Ground Floor

Net Annual Value: £63,300
 Rate in £ 19/20: £0.6141
 Rates payable, if applicable: £38,875

Lobby, First, Second & Third Floors

Net Annual Value: £143,000
 Rate in £ 19/20: £0.6141
 Rates payable, if applicable: £87,821

Total rates payable £126,696

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**

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