

19 Heron Road, Belfast, BT3 9LE

## For Sale/To Let

High specification business unit of 11,237 sq ft (1,044 sq m)

High Level of Internal Finishes. Sub-Division will be considered.



Lambert  
Smith  
Hampton

## Summary

- 2 miles east of Belfast City Centre and with immediate proximity to A2/M3.
- High specification business unit comprising 11,237 sq. ft. with on-site parking.
- Finished to the highest specification throughout.
- Rent: £65,000 per annum exclusive.
- Immediately available.
- Sale price - offers in excess of £550,000 exclusive.
- The landlord will consider leasing the warehouse separately and offices can be leased on a ground floor/first floor split if required.

## Location

The property is situated within Sydenham Business Park, approximately 2 miles East of Belfast City Centre and is adjacent to Belfast City Airport. Sydenham Business Park has experienced considerable development in recent years and is now regarded as Belfast's premier business park. Occupiers nearby include Clear Pharmacy, Phoenix Gas, Heartsline Technologies, Bank of Ireland and Department of Finance and Personnel.

## Description

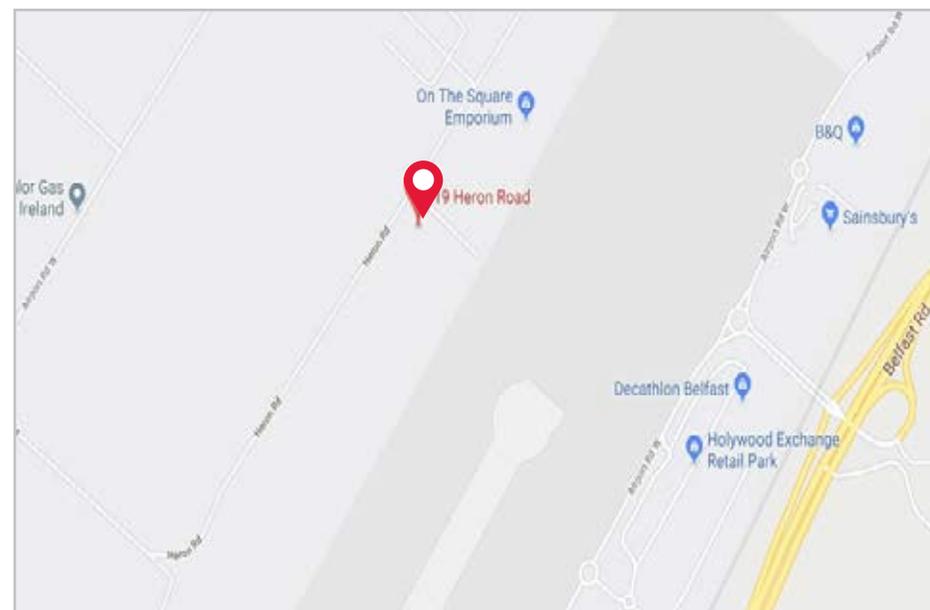
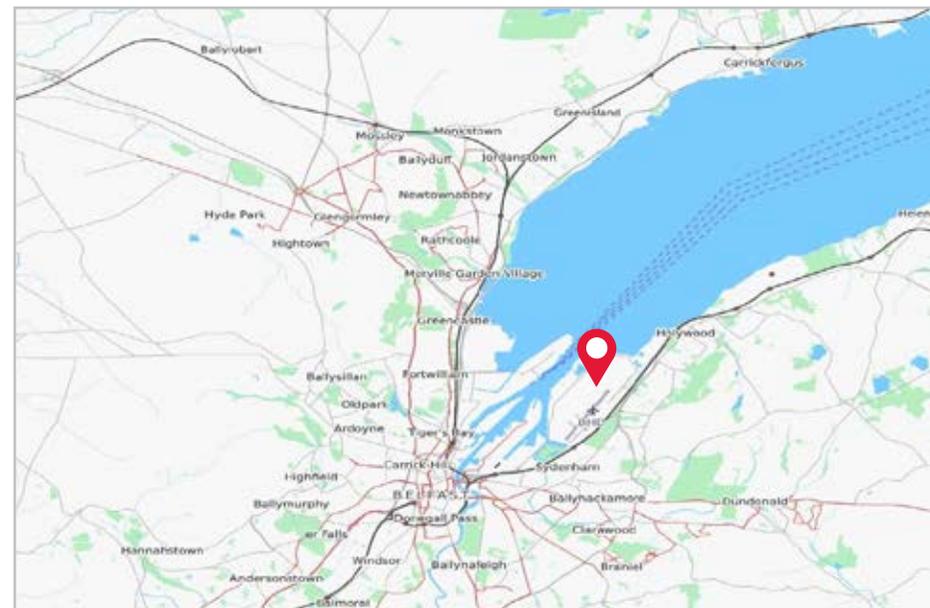
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## Specification

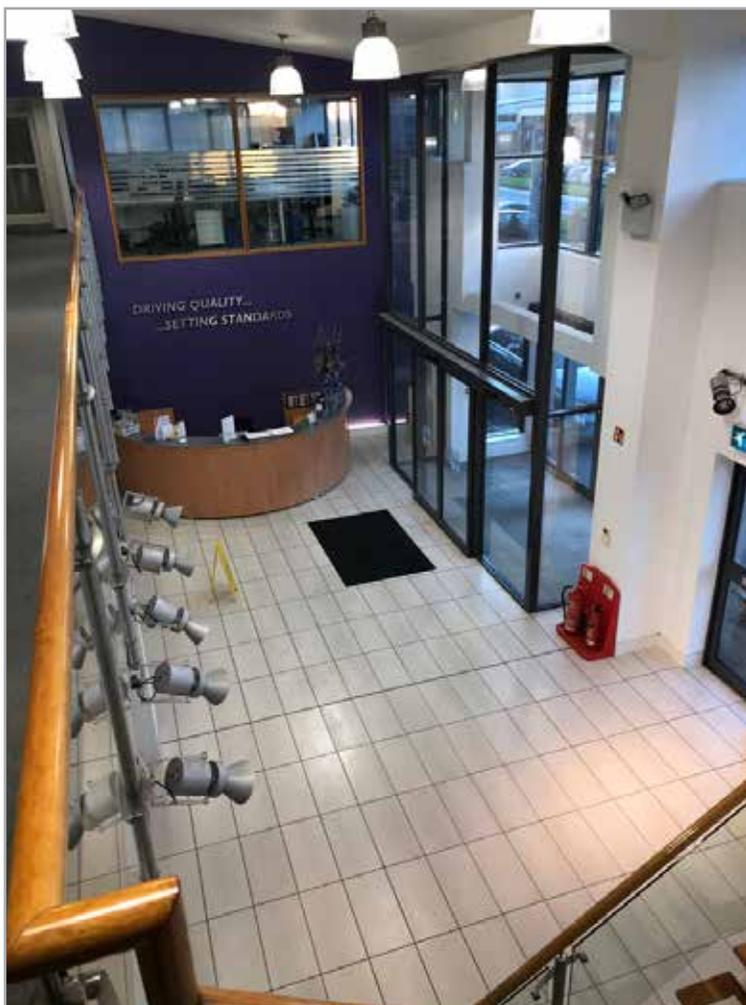
- Double height reception lobby with tiled floor
- Feature lighting
- Built in kitchen/coffee bar
- Plastered and painted walls
- Suspended ceilings
- Gas fired heating
- Carpeted
- Intruder alarm
- 6.5m eaves warehouse
- Two electrical roller shutter doors
- Intruder alarm

## Schedule of Accommodation

	Sq Ft	Sq M
Ground Floor Office	3,164	294
First Floor Office	2,346	218
Warehouse	5,727	532
<b>Total Internal Area</b>	<b>11,237</b>	<b>1,044</b>







## Rental Terms

Offers invited in the region of £65,000 per annum.

## Price

Offers invited in the region of £550,000 exclusive.

## Title

The subject is held long leasehold at an annual ground rent of £14,781 per annum.

## Energy Performance Certificate

The property benefits from an EPC rating of B49 and the Energy Performance Certificate is available upon request.

## Rates

Estimated rates payable £20,172.

## Value Added Tax

Prices, rents and outgoings may be liable to VAT.

## Further Information

For further information or to arrange a viewing, please contact:-

**Lambert  
Smith  
Hampton**

Greg Henry  
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