

# 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

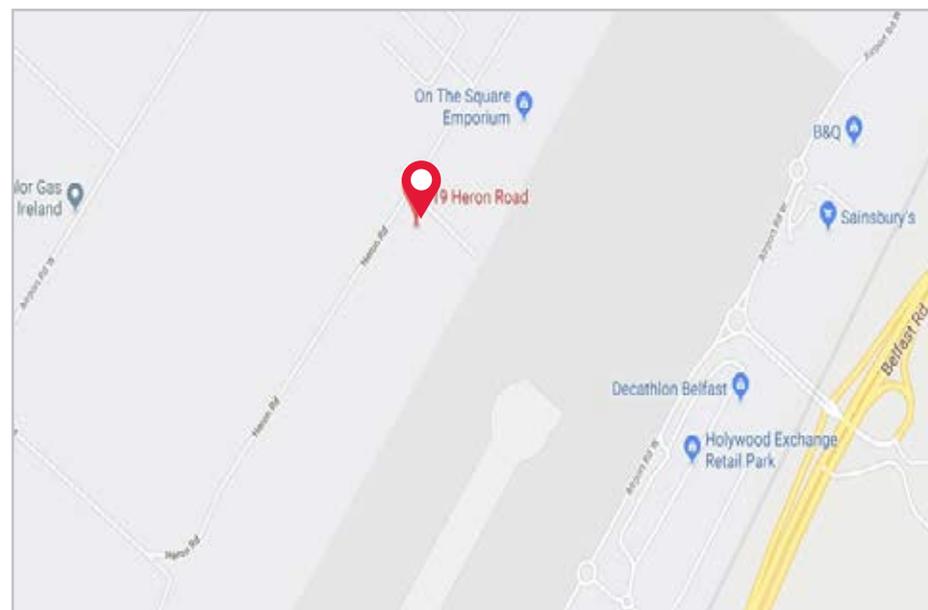
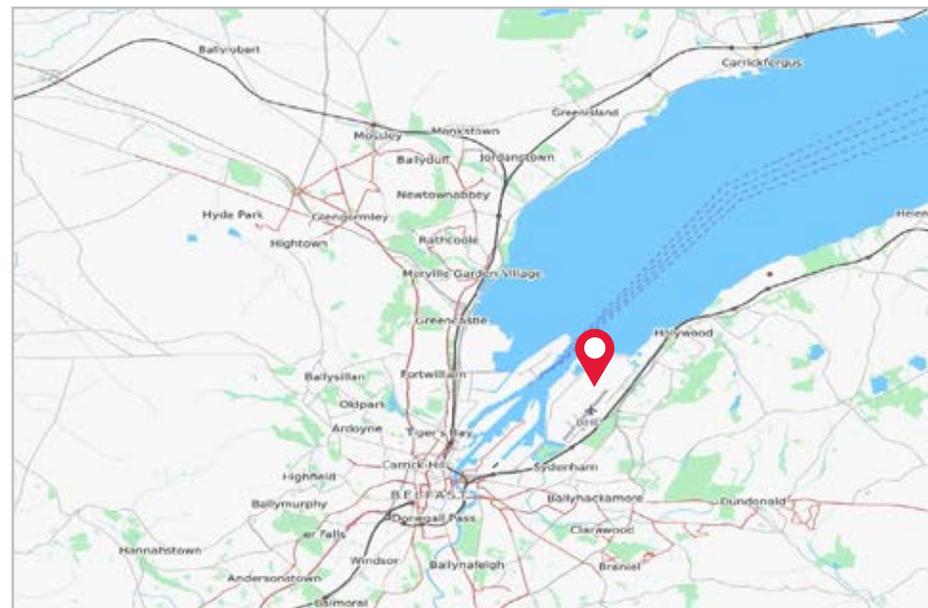
The property is situated within Sydenham Business Park, approximately 2 miles East of Belfast City Centre and is adjacent to Belfast City Airport. Sydenham Business Park has experienced considerable development in recent years and is now regarded as Belfast's premier business park. Occupiers nearby include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

## Specification

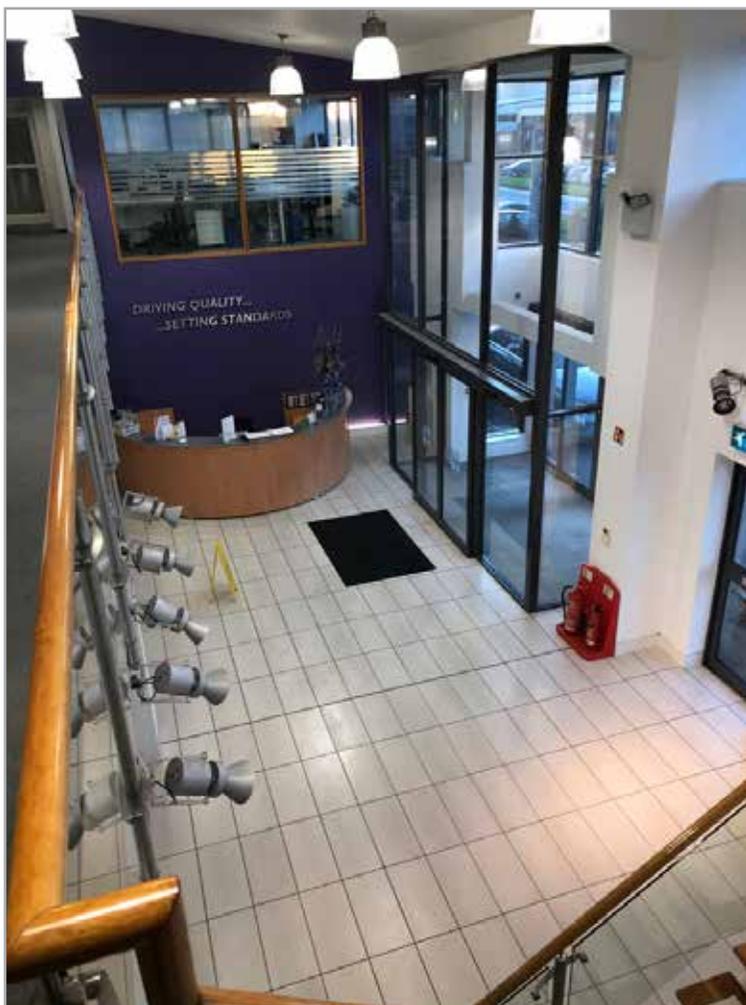
- Double height reception lobby with tiled floor
- Feature lighting
- Built in kitchen/coffee bar
- Plastered and painted walls
- Suspended ceilings
- Gas fired heating
- Carpeted
- Intruder alarm
- 6.5m eaves warehouse
- Two electrical roller shutter doors
- Intruder alarm

## 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  
**07841 928670**  
ghenry@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.