

Formation Works, Edgewater Office Park, 11-12 Edgewater Road, Belfast, BT3 3JQ

To Let

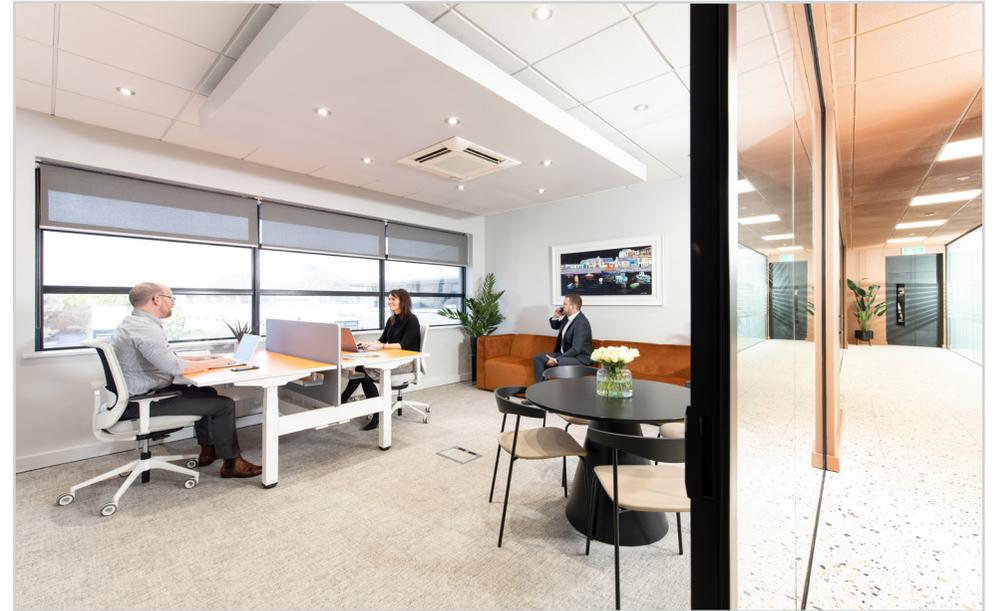
Serviced Office Suites from 156 sq ft to 1,822 sq ft with On-Site Car Parking



Lambert
Smith
Hampton



For Indicative Purposes Only



For Indicative Purposes Only

Ground Floor Plan

- ENTRANCE
- SUITE ENTRANCE



TOTAL SPACE: 5,038 FT²

For Indicative Purposes Only

First Floor Plan

- ENTRANCE
- SUITE ENTRANCE



TOTAL SPACE: 4,495 FT² For Indicative Purposes Only



Schedule of Accommodation

Ground Floor	Sq Ft	Sq M
Suite D	160	14.8
Suite F	258	24.0
Suite I	156	14.5
Suite J	204	18.9
First Floor	Sq Ft	Sq M
Suite 1	1,044	96.9
Total Available	1,822	169.1

Value Added Tax

We are advised that the subject property is VAT registered and therefore VAT will be charged in addition to the prices quoted.

Viewing Details / Further Information

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



**Lambert
Smith
Hampton**

Kyle Abernethy
07429 777911
kabernethy@lsh.ie

Subject to Contract and Exclusive of VAT © Lambert Smith Hampton October 2024.

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.