

# Formation Works, Maryland - 286 Ballygowan Road, Maryland Industrial Estate, Belfast, BT23 3BL

## To Let

Serviced Office Suites from 80 sq ft to 5,799 sq ft with On-Site Car Parking



Lambert  
Smith  
Hampton



## Location

Just 5.7 miles from Belfast City Centre, the subject property offers a strategic and easily accessible location on the Ballygowan Road south-east of Belfast. The property affords direct access onto the A23 granting access north and south boasting a prominent location with frontage to Ballygowan Road. Neighbouring occupiers within the industrial estate include KER Graphics Limited, Catering Equipment Services Limited and Life Like Media.

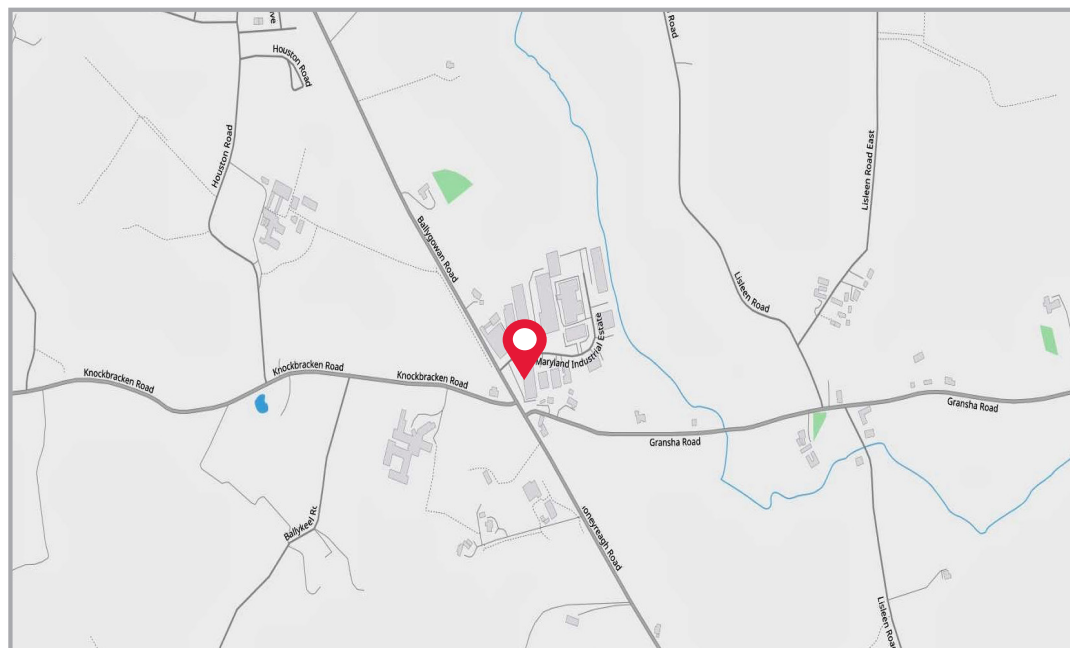
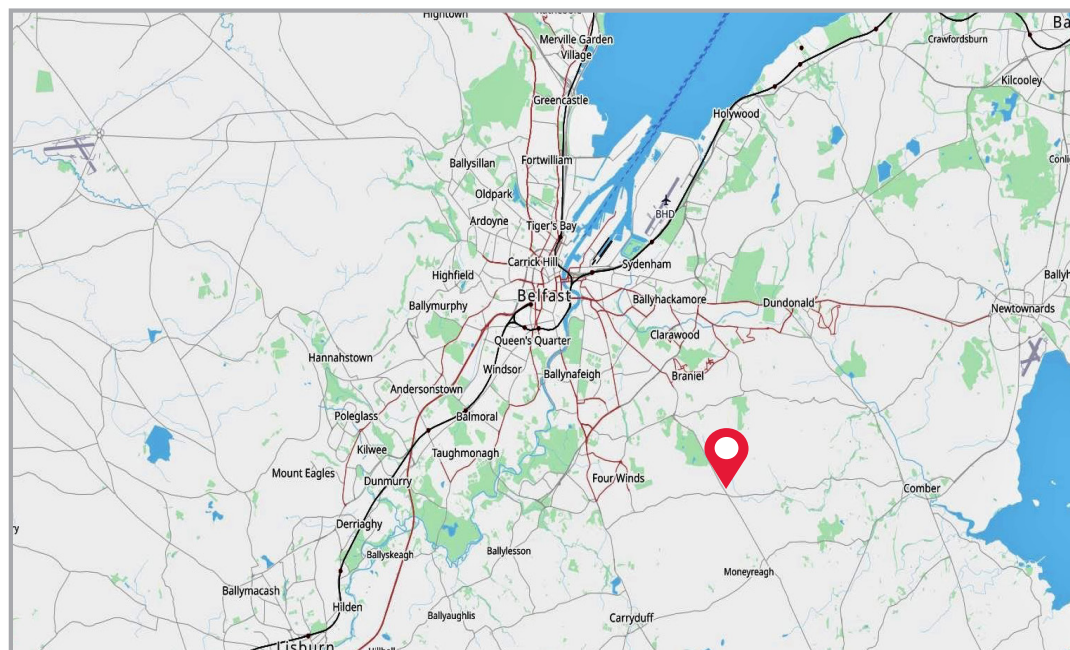
- 23 miles from Belfast International Airport
- 6.7 miles from Belfast City Airport
- 99 miles from Dublin Airport
- 29 miles from Larne Port
- 7.4 miles from Belfast Port
- 1.2 miles from La Mon Hotel

## Description

- Spacious, Accessible Suites;
- Communal Meeting Room;
- Kitchen Facility;
- WC and Shower Facilities;
- Carpeted Floors;
- No Deposit Required;
- Single Bill Solution;
- Virtual Office Options;
- LED Lighting;
- Tailored Serviced Office Solutions;
- Collaboration Areas;
- On-site Car Parking;
- 24 Hour Access;
- Cleaning of common areas;
- App Based Room Booking System;
- Dining Areas;
- Communal Wifi;
- Sustainable, Eco-Friendly Workspaces.

## Lease Details

For information regarding lease details and service provisions please contact the agent.



For Indicative Purposes Only





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## Internal Images



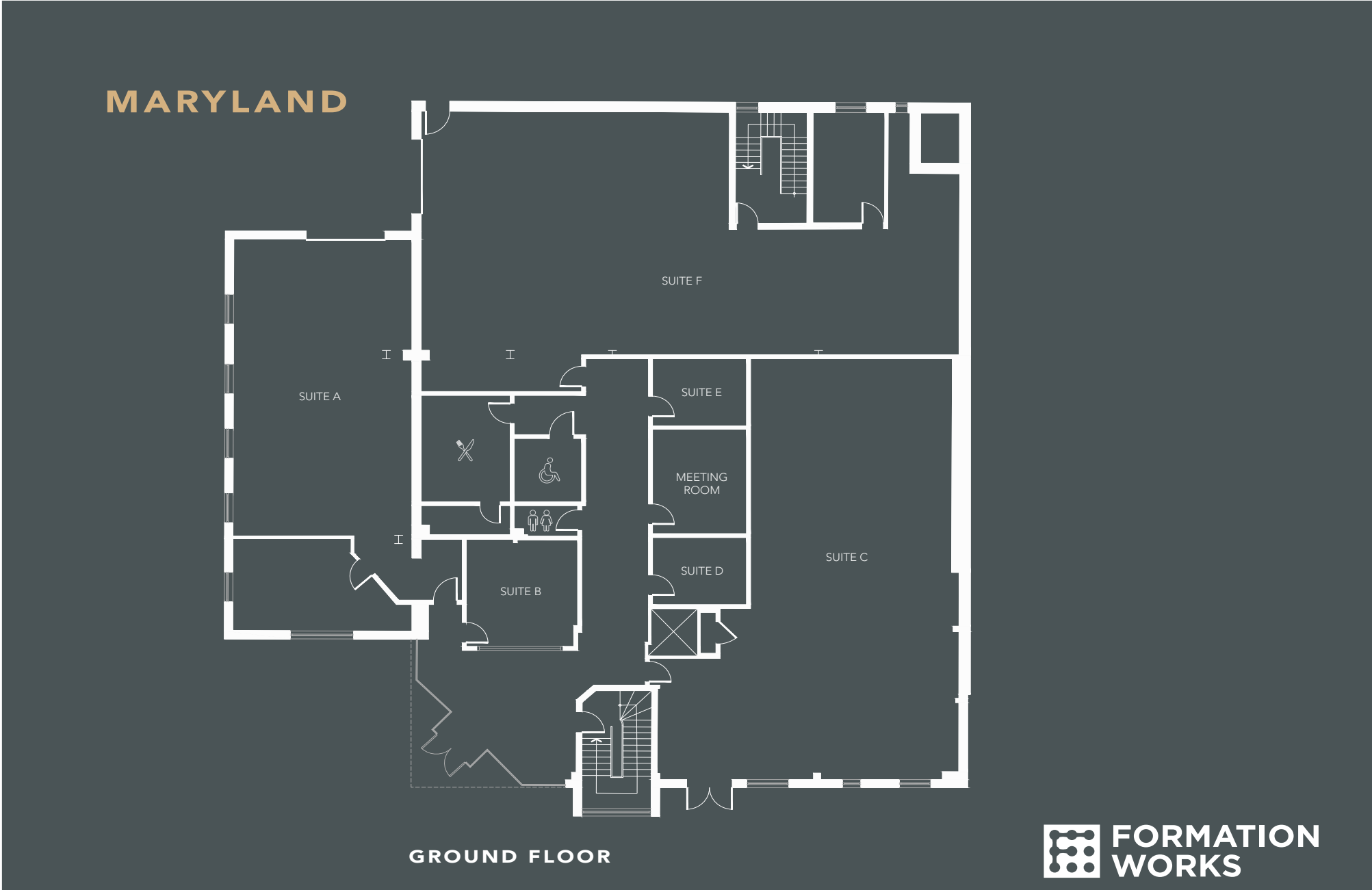
For Indicative Purposes Only





For Indicative Purposes Only

Ground Floor Plan



For Indicative Purposes Only

First Floor Plan

MARYLAND



FIRST FLOOR



For Indicative Purposes Only





For Indicative Purposes Only



## Schedule of Accommodation

Ground Floor	Sq Ft	Sq M
Unit 3a - Warehouse	1,153	107.1
Suite D	104	9.7
Suite F - Warehouse	2,052	190.6
First Floor	Sq Ft	Sq M
Suite 4	130	12.1
Suite 6	1,640	152.4
Suite 7	195	18.1
Suite 8	110	10.2
Suite 9	85	7.9
Suite 10	250	23.2
Suite 11	80	7.4
<b>Total</b>	<b>5,799</b>	<b>538.7</b>

## 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

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