

33 Dargan Road, Belfast, BT3 9JU

To Let

Fully refurbished office accommodation with 23 no. on-site car parking spaces, available from approximately 2,539 sq ft to 5,655 sq ft



TO LET
FULLY REFURBISHED
OFFICE BUILDING
5,655 SQ FT (525 SQ M)
**Lambert
Smith
Hampton**
028 9032 7954
www.lsh.ie

**Lambert
Smith
Hampton**

Location

The subject property is located within Fortwilliam Business Park, a modern office development, situated approximately 4.5 miles from Belfast City Centre, and in close proximity to the M1 and M2 motorways providing ease of access North and South of the province. The property is also strategically located just 5.1 miles from George Best Belfast City Airport and approx. 14.4 miles from Belfast International Airport. Occupiers within the immediate vicinity include Kuehne & Nagel, Dale Farm, Everun and I3 Digital. The property is well served by a range of amenities in close proximity including Ashers Bakery, Greggs and the Portside Inn.

Description

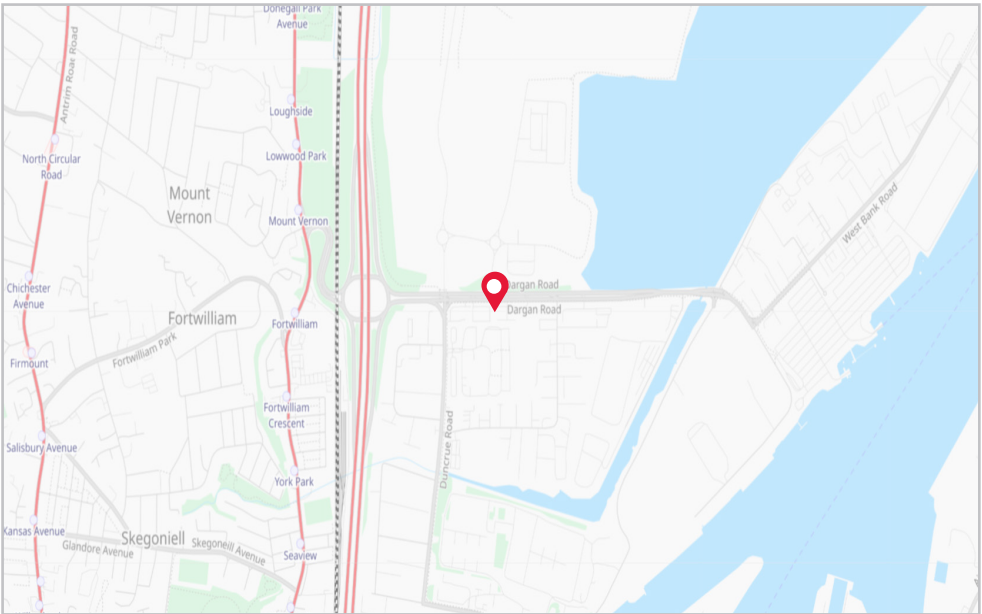
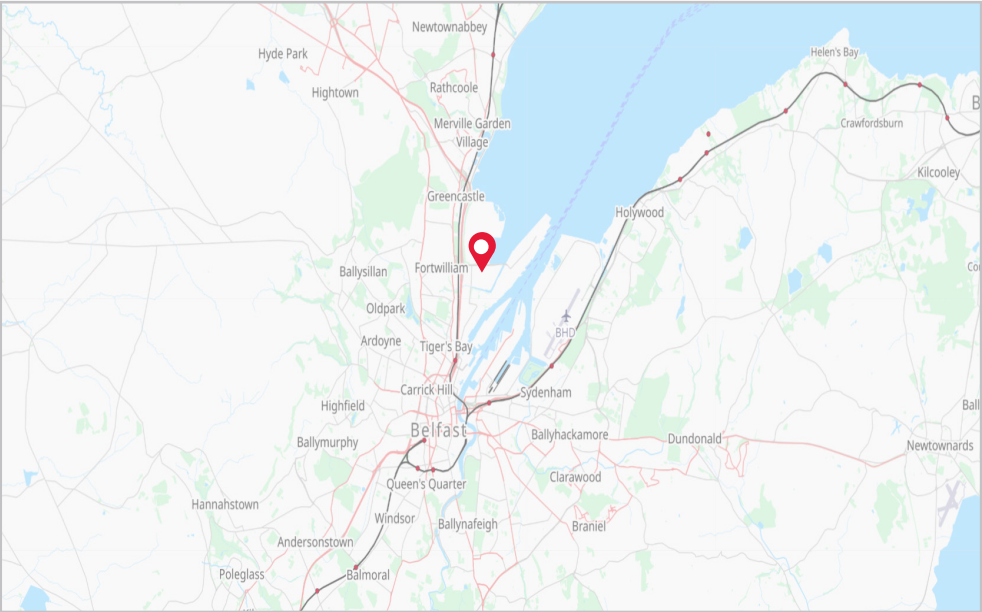
The subject property is a three-storey purpose-built office building arranged to provide for open plan offices on all floors with an ancillary board room/meeting room at first floor level, kitchen facilities and male, female and DDA compliant WC facilities.

Internally, the property has been recently fully refurbished throughout and fitted to a very high standard. It is ready for immediate occupation. Finishes include:

- Carpeted raised access floors
- Suspended ceilings
- Recessed LED lighting
- Plastered and painted walls
- Gas fired central heating
- Temperature controlled air conditioning throughout
- Newly installed kitchen facilities at ground and first floor
- Male, Female and DDA compliant WC facilities
- Newly installed lift - 8 Passenger
- 23 dedicated on-site car parking spaces
- The property is capable of sub-division

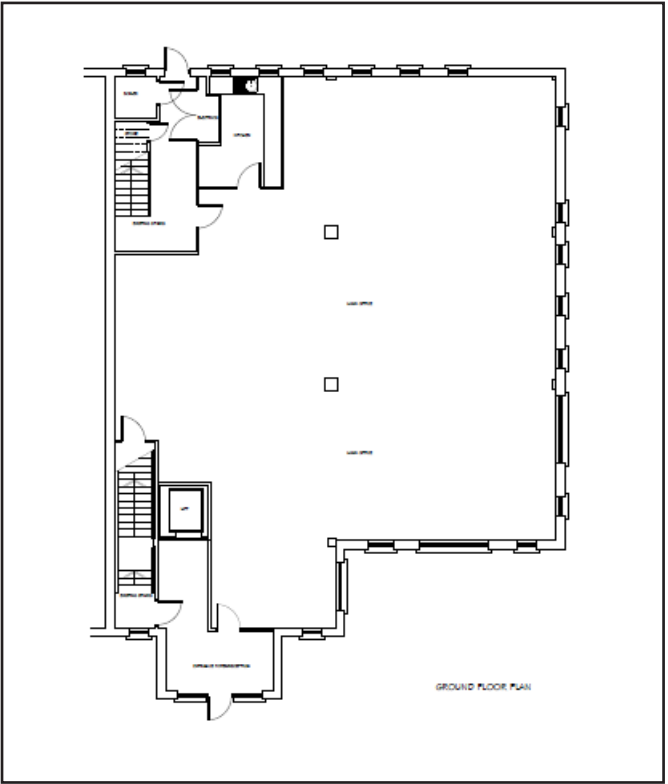
Schedule of Accommodation

Floor	Sq Ft	Sq M
Ground	2,539	235.90
First	2,119	196.82
Second	997	92.60
Total Internal Area	5,655	525.32

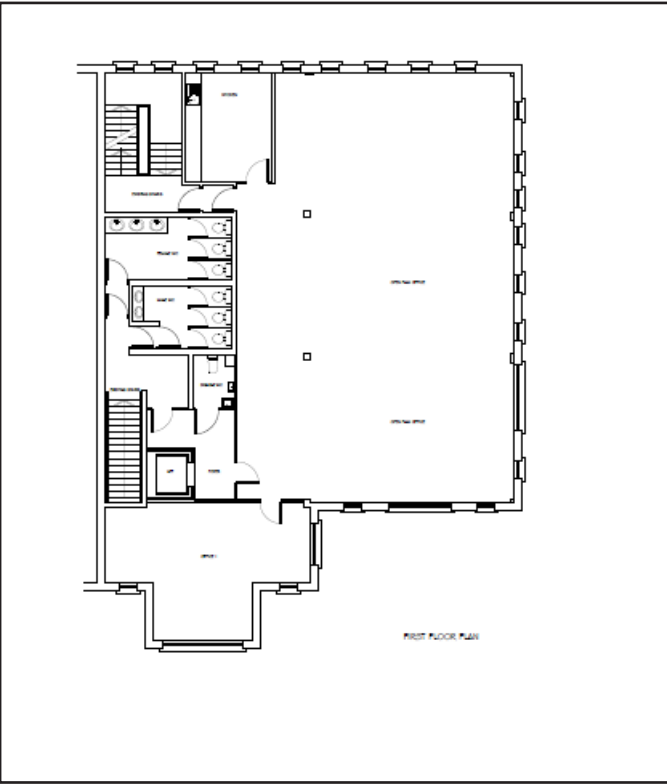


Floor Plans

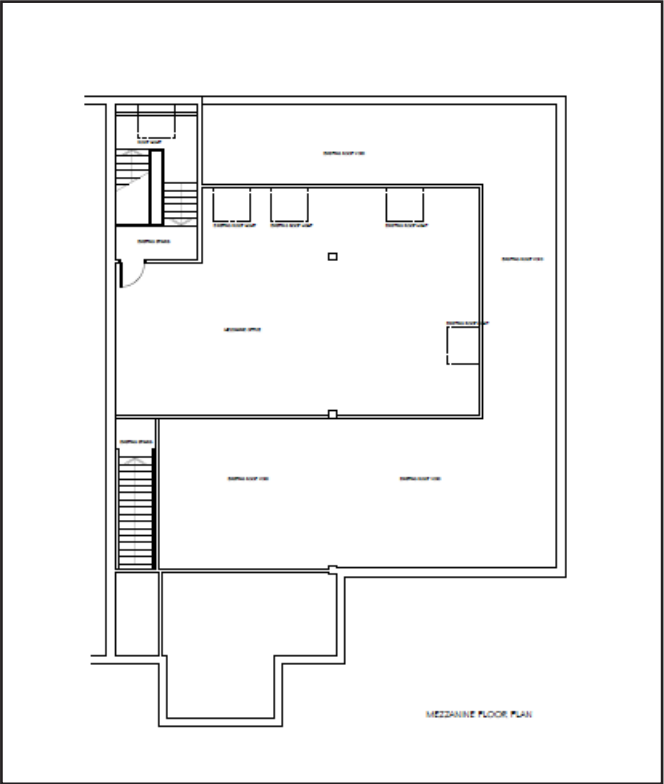
Ground Floor



First Floor



Second Floor



Internal Images



Rear Car Parking



Front Car Parking



Lease Details

Rent: Price on application

Term: By negotiation

Repairs: Full repairing and insuring

Insurance: The tenant will reimburse the landlord with a fair proportion of the cost of insuring the premises

Energy Performance Certificate

The property benefits from an EPC rating of C68 and the Energy Performance Certificate is available upon request.

Rates

Net Annual Value: £64,600.00

Rate in £ 23/24: £0.572221

Rates Payable (if applicable): est £36,965.48 per annum

Value Added Tax

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

Further Information

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

**Lambert
Smith
Hampton**

Phil Smyth
07739 882433
pssmyth@lsh.ie

Kyle Abernethy
07429 777911
kabernethy@lsh.ie

Cerys Moore
07824 850338
cmoores@lsh.ie

Subject to Contract and Exclusive of VAT © Lambert Smith Hampton March 2025

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.