

Unit 11a, Carnmoney House, Edgewater Office Park, 2 Edgewater Road, Belfast, BT3 9JQ

To Let

Flexible Office Accommodation With Suites Available From 82 sq ft - 1,443 sq ft With On Site Car Parking



**Lambert
Smith
Hampton**

Location

Edgewater is a bustling hive of activity at Belfast's Victoria Terminal Port. Based in the Dargan area, Belfast's industrial epicenter, this location provides easy access to the motorways, airports and the docks. Carnmoney House allows you to experience the buzz of a Belfast office location without the hassle of City Centre traffic and parking.

- 16 miles from Belfast International Airport
- 5 miles from Belfast City Airport
- 101 miles from Dublin Airport
- 22 miles from Larne Port
- 0.5 miles from Belfast Port
- 4 miles from Belfast City Hall

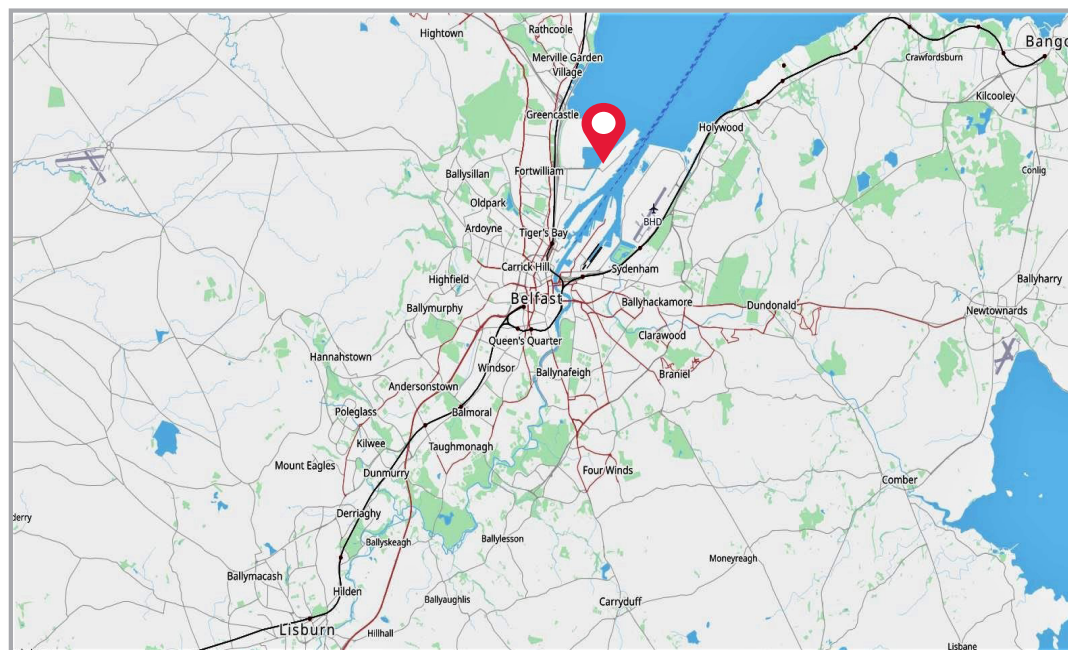
Description

A variety of office space solutions are available and can be tailored to suit the specific needs of your organisation. The offices are finished to the highest specification and range in size from 82 sq ft to 1,443 sq ft. Amenities include:

- Tailored office solutions;
- Spacious accessible units;
- No deposit required;
- Attractive office/suite meeting rooms
- Breakout and collaboration areas;
- Ample on-site parking;
- 24 Hour access;
- Plastered and rendered walls;
- Carpeted flooring;
- Perimeter trunking;
- Abundance of natural light;
- W/C facilities;
- Kitchen facilities;
- Office furniture can be provided if required

Lease Details

Rent:	On application.
Term:	By negotiation.
Repairs:	Full repairing and insuring by way of service charge which is currently estimated at £1,132 per annum.
Insurance:	The tenant will be responsible for reimbursing the landlord for a fair proportion at the annual insurance premium.



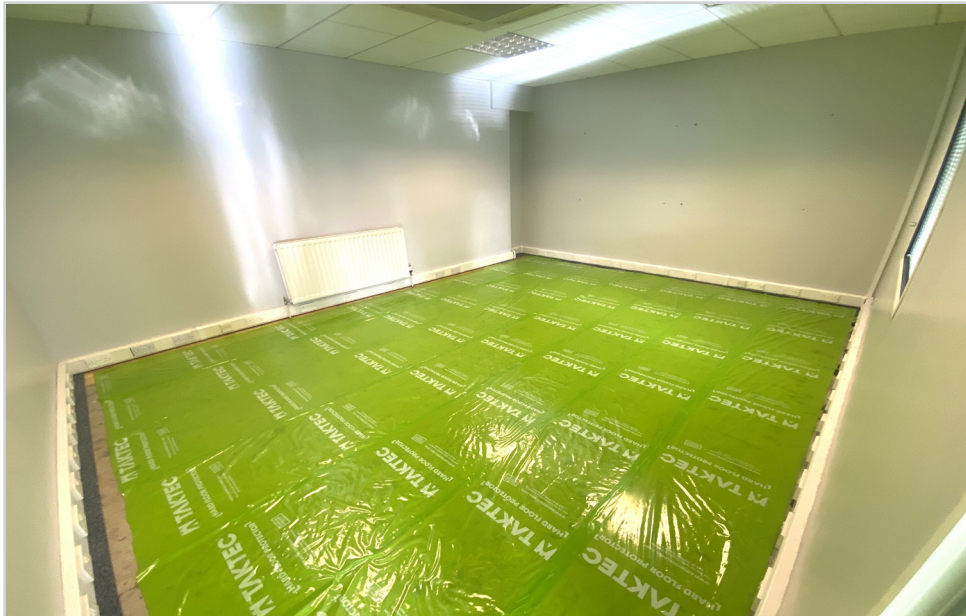
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Suite 4



Suite 4



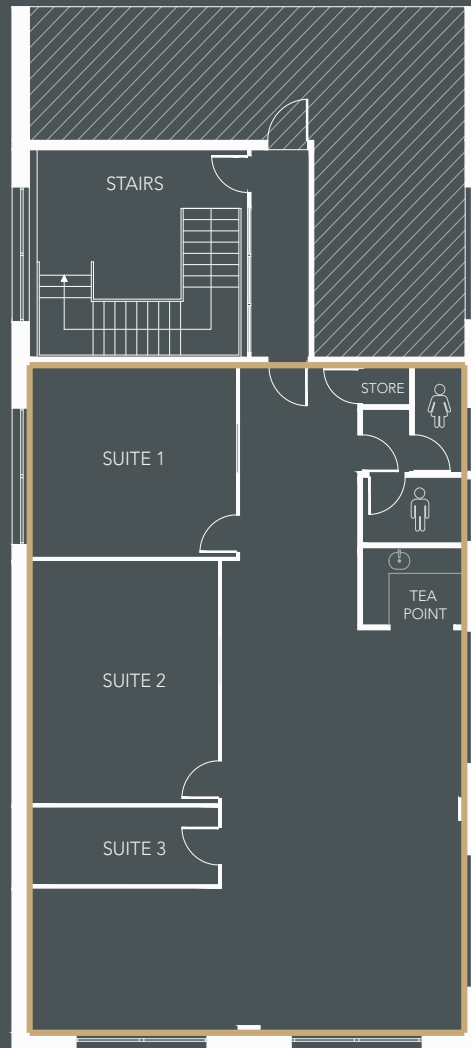
Suite 2



Suite 1

First Floor Plan

CARNMONEY HOUSE



FIRST FLOOR



For Indicative Purposes Only



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Schedule of Accommodation

Ground Floor	Sq Ft	Sq M
Suite 1	222	20.6
Suite 2	257	23.8
Suite 3	82	7.6
Suite 4	882	81.9
Total Available	1,443	134.1

Business Rates

We are advised by Land and Property Services of the following:

Net Annual Value (NAV): £13,600

Rates in (£) 2024/25: £0.5993

Rates Payable (if applicable): £8,151 per annum.

* Please note - rates will be payable on a pro rata basis.

Energy Performance Certificate

The property benefits from an EPC rating of C59. A copy of the certificate is available upon request from the Agent.

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

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