

FOR SALE

OFFICE INVESTMENT – PART LET TO ENERGIA

8,560 SQ FT / 795.24 SQ M

PARKWOOD HOUSE, NEWFORGE LANE, BELFAST



028 9024 9024



FOR SALE OFFICE INVESTMENT - PART LET TO ENERGIA

8,560 SQ FT / 795.24 SQ M

PARKWOOD HOUSE, NEWFORGE LANE, BELFAST



LOCATION

Newforge Lane is located just off the Malone Road, leading on from Balmoral Avenue. It is a well established suburban business park. The M1 motorway is located approximately 1.5 miles away with the interchange at Stockmans Way.

DESCRIPTION

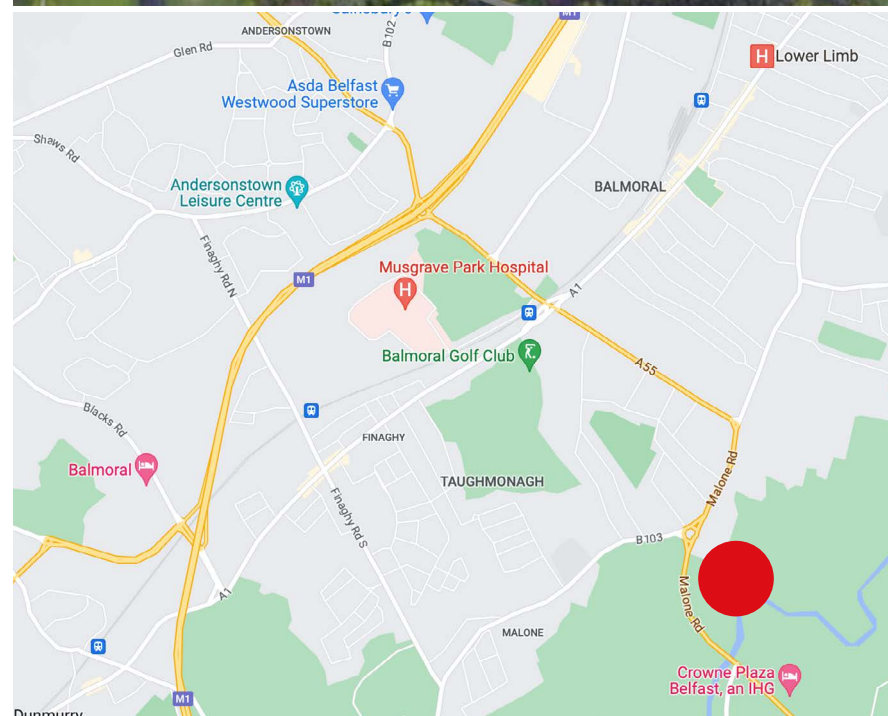
Parkwood House is a two storey detached office building, extending to 8,560 sq ft and has 32 car parking spaces on a site of approx. 0.4 acres.

The property is finished to include plastered and painted walls, carpet covered floors and gas fired central heating. The building also benefits from a passenger lift to provide access to the first floor.

Both floors are largely open plan, with a couple of individual offices, boardroom, kitchen and WC facilities.



Not To Scale. For indicative purposes only.



FOR SALE OFFICE INVESTMENT – PART LET TO ENERGIA 8,560 SQ FT / 795.24 SQ M

PARKWOOD HOUSE, NEWFORGE LANE, BELFAST



LEASE DETAILS

Description	Sq Ft	Sq M
Ground Floor Office +17 car parking spaces	4,310	400.4
First Floor Office +15 car parking spaces	4,250	394.8
Total	8,560	795.2

TENANCY DETAILS

Floor	Tenant	Term	Rent (pax)
GF	Energia Group NI Holdings Ltd	Lease until 30.09.28	£47,443 (raising to £50,000 on 01.10.26)
FF	Vacant	TO LET	Quoting £52,500
Estimated Total Rental			£102,500

NAV

We have been advised by Land & Properties Services that the NAV's of the property are:

Floor	NAV	Payable
Ground Floor	£41,100	£23,518
First Floor	£40,500	£23,174

PRICE

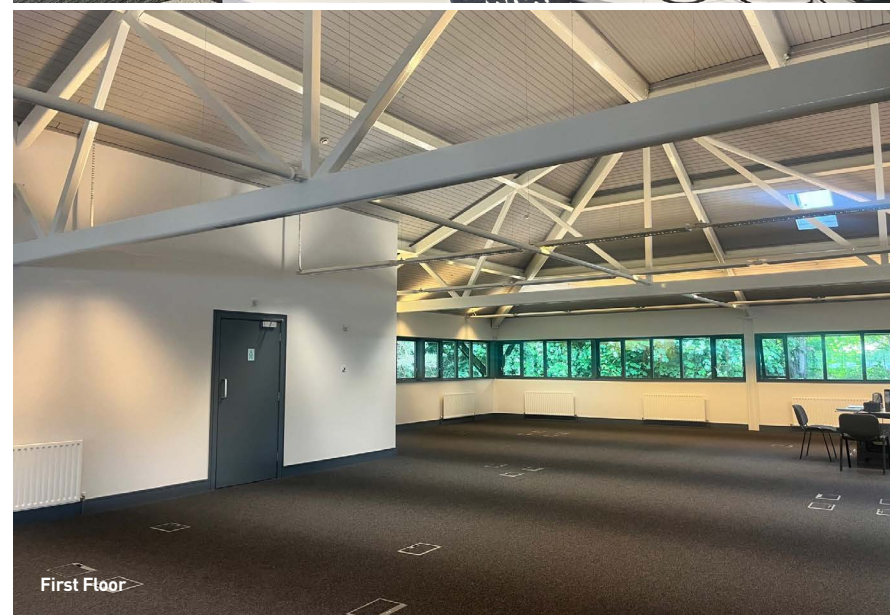
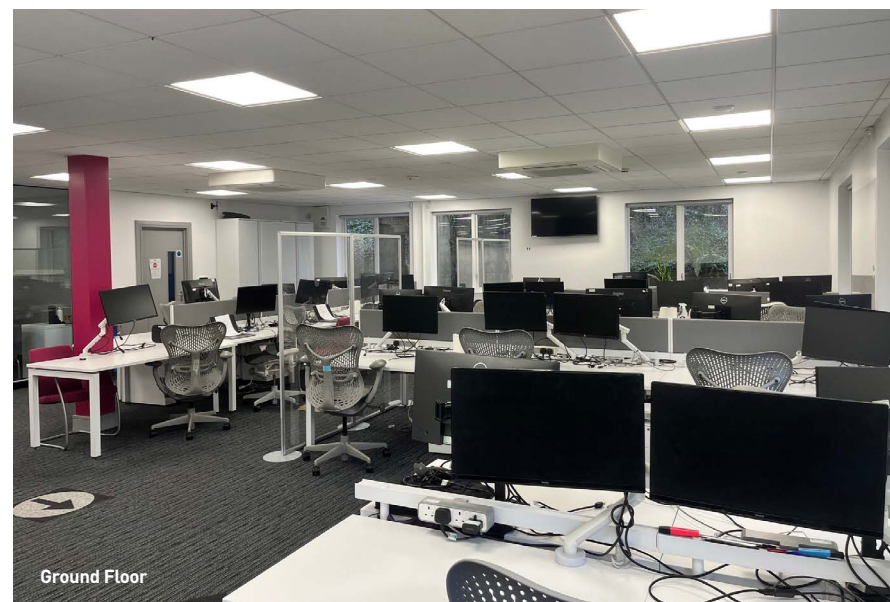
Offers around £795,000 for the freehold interest which equates to just under £115 psf.

VAT

Prices, outgoings and rent do not include VAT which may be chargeable.

EPC

B39.





For viewing appointments please contact:

Emily Law

07703 809256

emily@campbellcommercial.co.uk

Campbell Commercial

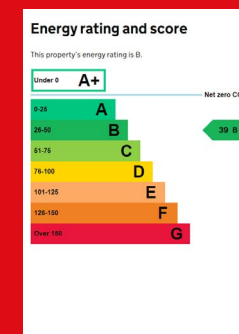
Scottish Provident Building, 7 Donegall Square West, Belfast, BT1 6JH

028 9024 9024

info@campbellcommercial.co.uk

campbellcommercial.co.uk

EPC



Disclaimer - Campbell Cairns (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Campbell Cairns or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Campbell Cairns cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Campbell Cairns has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Campbell Cairns will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Customer Due Diligence - As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksl/2017/692/made> Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Campbell Cairns. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.