

HIGH LEVEL OF
INTERNAL FINISHES

SUBDIVISION WILL BE
CONSIDERED



FOR SALE/TO LET

HIGH SPECIFICATION BUSINESS UNIT
19 HERON ROAD, BELFAST, BT3 9LE C.
11,237 SQ. FT. (1,044 SQ. M.)





PROPERTY SUMMARY

- 2 miles east of Belfast City Centre and with immediate proximity to A2/M3
- High specification business unit comprising 11,237 sq. ft. with on-site parking
- Finished to the highest specification throughout
- Rent: £65,000 per annum exclusive
- Immediately available
- Sale price - offers in excess of £550,000 exclusive
- **The landlord will consider leasing the warehouse separately and offices can be leased on a ground floor/first floor split if required.**

LOBBY



LOCATION

The property is situated within Sydenham Business Park, approximately 2 miles East of Belfast City Centre and is adjacent to Belfast City Airport. Sydenham Business Park has experienced considerable development in recent years and is now regarded as Belfast's premier business park. Occupiers nearby include Clear Pharmacy, Phoenix Gas, Heartsline Technologies, Bank of Ireland and Department of Finance and Personnel.

DESCRIPTION

The subject comprises a modern high specification business unit that has been finished to an exceptional standard.

The property provides office accommodation over two levels on the front elevation with a feature double height reception area providing access to a combination of well presented open plan, private offices and meeting rooms.

The first floor is accessed by staircase and leads to a boardroom, private offices and open plan office. Access is also provided to a landing that overlooks the warehouse space.

SPECIFICATION

- Double height reception lobby with tiled floor
- Feature lighting
- Built in kitchen/coffee bar
- Plastered and painted walls
- Suspended ceilings
- Gas fired heating
- Carpeted
- Intruder alarm
- 6.5m eave warehouse
- Two electrical roller shutter doors
- Intruder alarm

ACCOMMODATION

Ground Floor Office: 3,164 sq. ft.
First Floor Office: 2,346 sq. ft.
Warehouse: 5,727 sq. ft.
TOTAL: 11,237 sq. ft.

RENTAL TERMS

Offers invited in the region of £65,000 per annum.

PRICE

Offers invited in excess of £550,000 exclusive.

TITLE

The subject is held long leasehold at an annual ground rent of £14,781 per annum.

RATES

Estimated rates payable £20,172

VAT

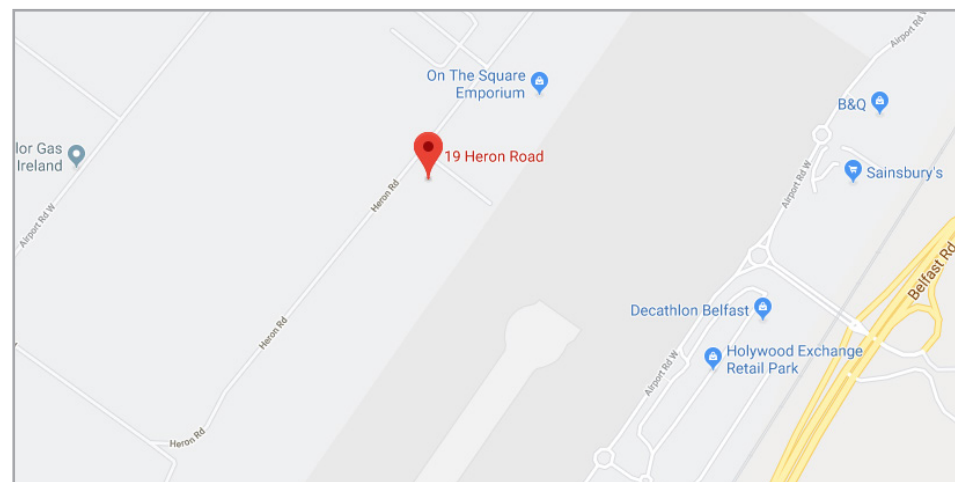
Prices, rents and outgoings may be liable to VAT.

FURTHER INFORMATION

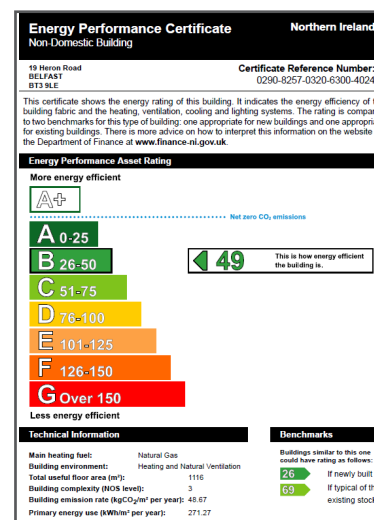
For further information or to arrange an inspection of the property, please contact:

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LOCATION MAP



EPC



Sole Agent

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