

# To Let

Modern Own Door Office Suite with Dedicated Car Park Spaces  
Unit 3, Rowan House, Beechill Business Park, Belfast BT8 7QN



CUSHMAN &  
WAKEFIELD

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# To Let

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### Location

Belfast is the capital city of Northern Ireland with a population of approx. 635,000 and a catchment in excess of 1.0m persons. The City is located approximately 100 miles north of Dublin, 75 miles southeast of Derry Londonderry and benefits from excellent air, road and rail transport links, being served by two airports within a short drivetime whilst there is a direct rail link to Dublin.

Rowan House is located within Beechill Business Park in the heart of South East Belfast just off Belfast's Outer Ring Road approximately 4 miles south of the city centre.

The surrounding locality provides a vibrant mix of users with residential, commercial and retailers including Tesco and Forestside Shopping Centre.

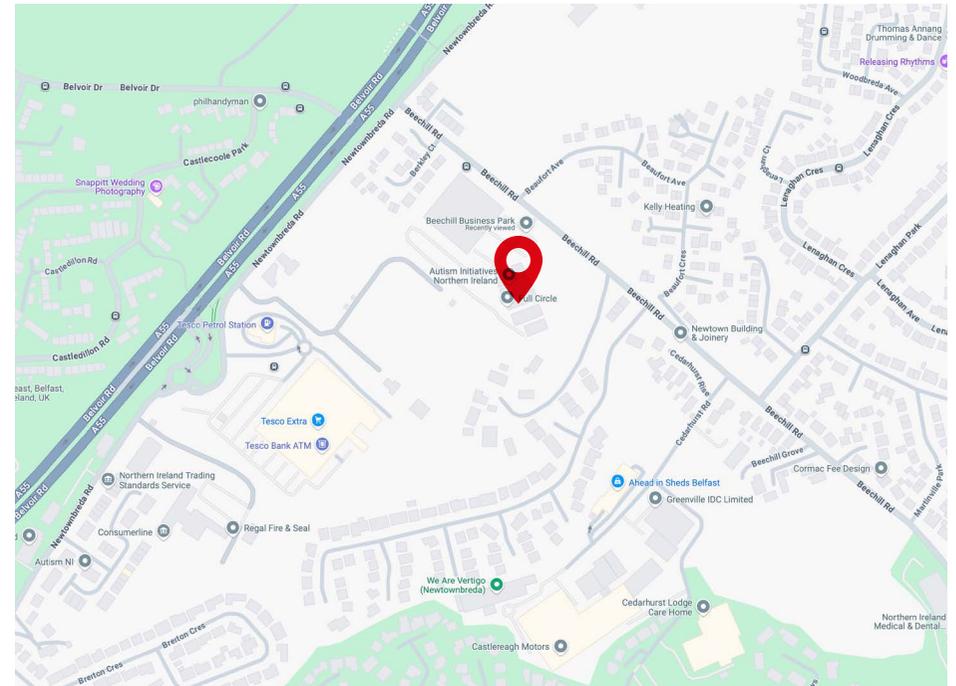
### Description

The available property comprises a standalone high spec own door suite with carpeted flooring, suspended ceilings with recessed lighting and individual offices.

Other finishes include:

- Gas fired heating
- Intruder alarm
- Plastered and painted walls
- Perimeter trunking
- Suspended ceiling with lighting
- Kitchen
- Male & female/disabled WC facilities
- 7 Dedicated car park spaces

Other occupiers in the business park include Boots, Christian Aid, NIMMS and Choice Housing Association.



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### Accommodation

The premises provides the following approximate internal areas:

Floor	Description	Sq Ft	Sq M
Ground Floor	Offices	74	800
	Disabled Toilet		
First Floor	Offices	73	790
	Kitchen	6	60
<b>Total NIA</b>		<b>153</b>	<b>1,650</b>

### Lease Details

Term: By negotiation.  
Rent: £26,000 per annum.  
Repairs & Insurance: Full repairing and insuring Terms via a service charge.  
(Amount to be confirmed)

### NAV

We have been advised by Land and Property Services of the following information:

Rates Payable: Unit 3 - Approx. £9,500 pa.

Please note that all prospective tenants should make their own enquiries to confirm the NAV/Rates Payable.

### VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may



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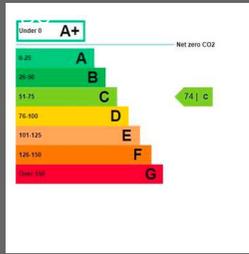
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## EPC



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