

TO LET

# Springboard Business Centre, Beechill Business Park, Belfast



## Excellent Office Suites

### Property Highlights

- Excellent office suites from 94.85 sq m (1,021 sq ft) to 287.71 sq.m (3,097 sq.ft)
- Convenient location in South East Belfast close to Belfast outer link and Forestside Shopping Centre
- On site car parking
- Available for immediate occupation

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## Location

The subject properties are located within Beechill Business Park on the Beechill Road. Beechill Road links the A24 Saintfield Road and the A55 Outer ring approximately 4 miles south of Belfast City Centre.

The location is easily accessible from Tesco Newtownbreda and Forestside Shopping Centre.

Surrounding occupiers include Boots UK, Christian Aid, Autism Initiatives and Choice Housing.

## Description

Springboard Business Centre comprises 7 office suites of various sizes, with shared kitchen on the ground floor and separate WC facilities on each floor.

On site car parking is available.

## Accommodation

The property provides the following approximate areas:

### Springboard Business Centre

Description	Area
First floor	1,021 sq ft (94.85 sq.m) – 3,097 sq.ft (287.71 sq.m)

## Lease Details

<b>Term</b>	By negotiation.
<b>Rent</b>	On application.
<b>Service Charge</b>	A service charge shall be levied to cover the cost of maintenance, cleaning of common parts and management of the Business Park etc. Amount to be confirmed.
<b>Insurance</b>	Tenant responsible for a fair proportion of the insurance for the building. Amount to be confirmed.
<b>Rent Review</b>	5 year upward only.

## NAV

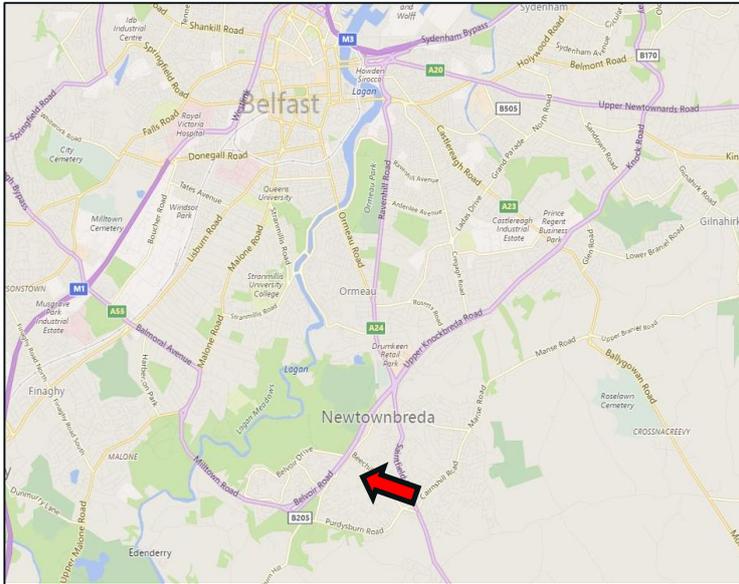
To be re-assessed, but estimated at £5.00psf.

Rate in £ 2019/20 = 0.566772

## VAT

VAT will be payable on all rents and outgoings.





**EPC**

**Energy Performance Certificate Northern Ireland Non-Domestic Building**

**BLOCK 1 Linden House Beechill Business Park 96 Beechill Road BELFAST BT8 7QN**

**Certificate Reference Number: 0352-3096-0916-0301-0791**

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website [www.epb.dfpi.gov.uk](http://www.epb.dfpi.gov.uk).

**Energy Performance Asset Rating**

More energy efficient

A+ (Nat zero CO<sub>2</sub> emissions)

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

**52** This is how energy efficient the building is.

**Technical information**

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 1032  
Building complexity (NOS level): 3

**Benchmarks**

Buildings similar to this one could have ratings as follows:

38 If newly built

76 If typical of the existing stock

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