

TO LET

1st Floor, Solutions House,
13 Harbour View, Heron Road,
Belfast, BT3 9LE



Modern Office Suite

Property Highlights

- Extending to approximately 772 sqft (71.71 sqm).
- Situated in Sydenham Business Park, one of Belfast's premier business locations.
- Dedicated on-site parking.

For more information, please contact:

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Location

The subject property situated off Heron Road, within Sydenham Business Park which is regarded as one of Belfast's premier business locations, is approximately 3 miles east of Belfast City Centre, benefitting from convenient access to the motorway network and Belfast City Airport.

Heron Road is situated just off Airport Road West with occupiers in the locality including HeartSine Technologies, Ulster Wildlife, British Red Cross, Clear Group, Johnson Controls and All Metal Services.

Description

The subject comprises a modern 1st floor office suite benefitting from lift access from a shared ground floor entrance lobby. It has been arranged to provide an open plan office with kitchen/breakout area, a private office and a boardroom/meeting room as shown on the plan overleaf.

Internal fit out includes:

- Plastered & painted walls with inset glazed partitions.
- Suspended ceilings with recessed lighting.
- Perimeter trunking.
- Gas fired heating to perimeter radiators.
- Intercom access control to front door.
- DDA compliant WC.

Accommodation

The premises provides the following approximate net internal area:

	Sq Ft	Sq M
1 st Floor Office	772	71.71

Lease Details

Term	By negotiation.
Rent	£10,000 per annum exclusive.
Repairs	Full repairing terms.
Service Charge	Levied to cover external repairs, maintenance & management of the common parts of the building & estate, heating of the premises and ground rent.
Insurance	Tenant to reimburse the landlord in respect of a fair proportion of the buildings insurance premium.

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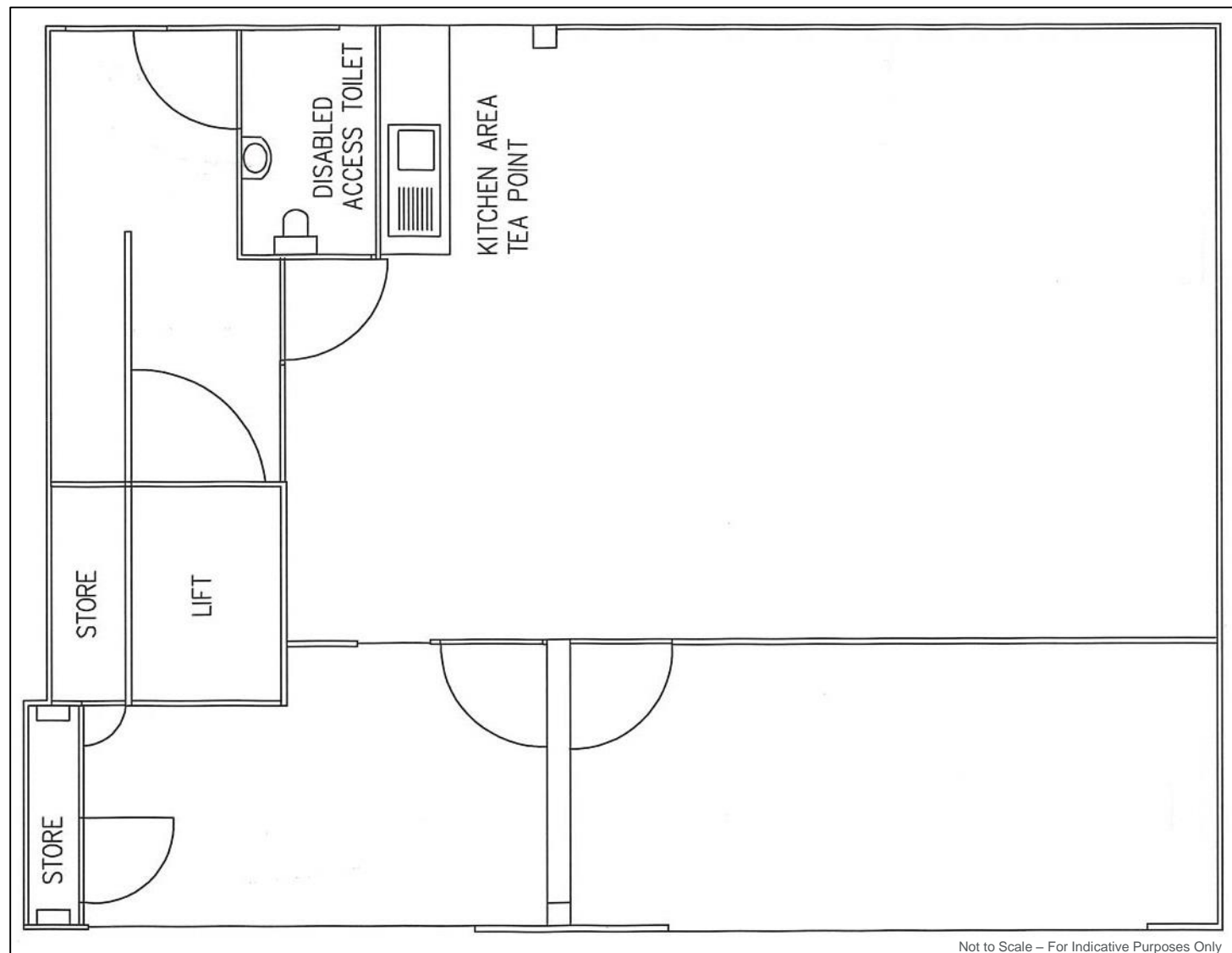
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NAV

To be reassessed, rates payable estimated at approximately £3,500 per annum.

VAT

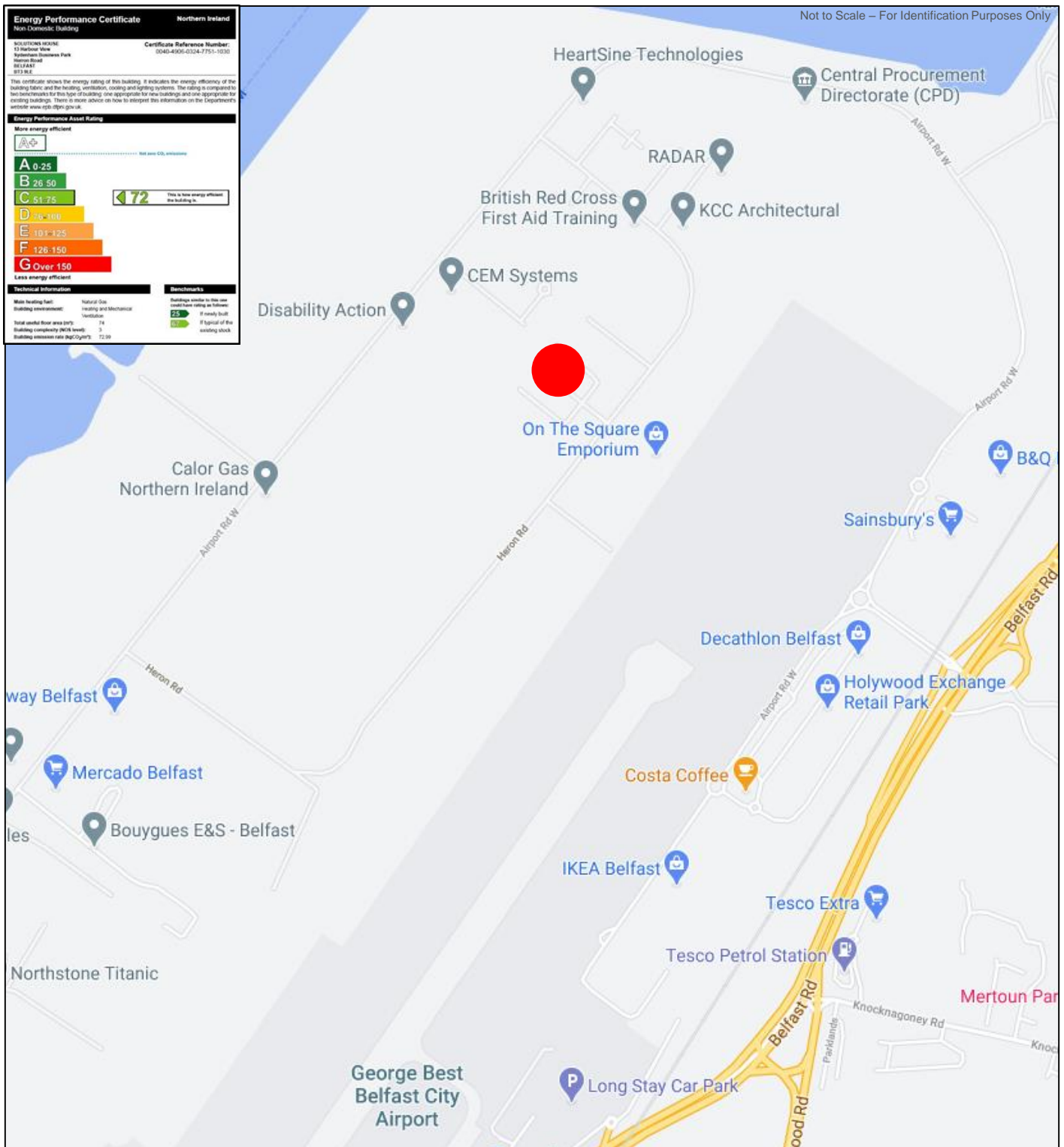
Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable at the prevailing rate.



Not to Scale – For Indicative Purposes Only

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