



Fully Refurbished Office Building

Property Highlights

- Situated in a highly accessible location, just off the M2 motorway, close to the Port of Belfast and within easy reach of the city centre.
- Accommodation available from approximately 2,539 sq.ft. (235.90 sq.m.) to 5,655 sq.ft. (525.32 sq.m.).
- Dedicated on site parking for 23 cars.
- Lift serving the first floor.

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Location

The subject property is located within Fortwilliam Business Park, a modern office development situated just off J1 (Fortwilliam) of the M2 motorway, providing ease of access to the Port of Belfast, the city centre and the wider motorway network.

Occupiers in the vicinity include Kuehne & Nagel, Dale Farm and Everun whilst it is immediately opposite the c. 340 acre Giants Park regeneration scheme which is home to Belfast Harbour Studios.

The property is well served by a range of amenities in close proximity.

Description

The subject property has recently been refurbished throughout and finished to a high specification to include:

- Carpeted raised access floors.
- Suspended ceilings with recessed LED lighting.
- Plastered & painted walls.
- Gas fired central heating.
- Air conditioning on the upper floors.
- Newly installed kitchen facilities at ground & first floor.
- Male, Female and DDA compliant WC facilities.
- Newly installed lift.

The accommodation is arranged to provide open plan offices on each floor with a boardroom/meeting room at first floor level.

There are 23 dedicated parking spaces on site.

Accommodation

The property provides the following approximate net internal areas:

Floor	Sq Ft	Sq M
Ground	2,539	235.90
First	2,119	196.82
Second	997	92.60
Total	5,655	525.32

*Consideration will be given to letting the ground floor separately to the upper floors, subject to agreement.

Lease Details

Term	By negotiation
Rent	£12.50 per sq.ft. per annum exclusive.
Repairs	Full repairing terms.
Service Charge	Levied to cover the upkeep and management of the common parts of the estate.
Insurance	Tenant to reimburse the landlord in respect of the building insurance premium.

Non Domestic Rates

We are advised by Land & Property Services that the Net Annual Value for the property is £64,600, resulting in rates payable for 2025/26 of approximately £38,718.

Tenure

The property is held under a lease from SJH Dargan Limited for a term of 123 years from October 1993 paying a ground rent and equity rent currently totalling £6,617.50 per annum exclusive.

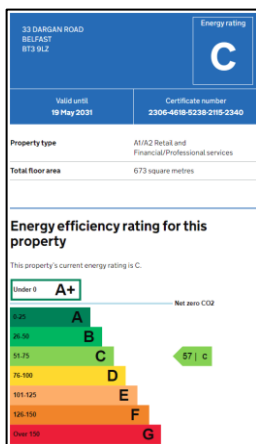
Price

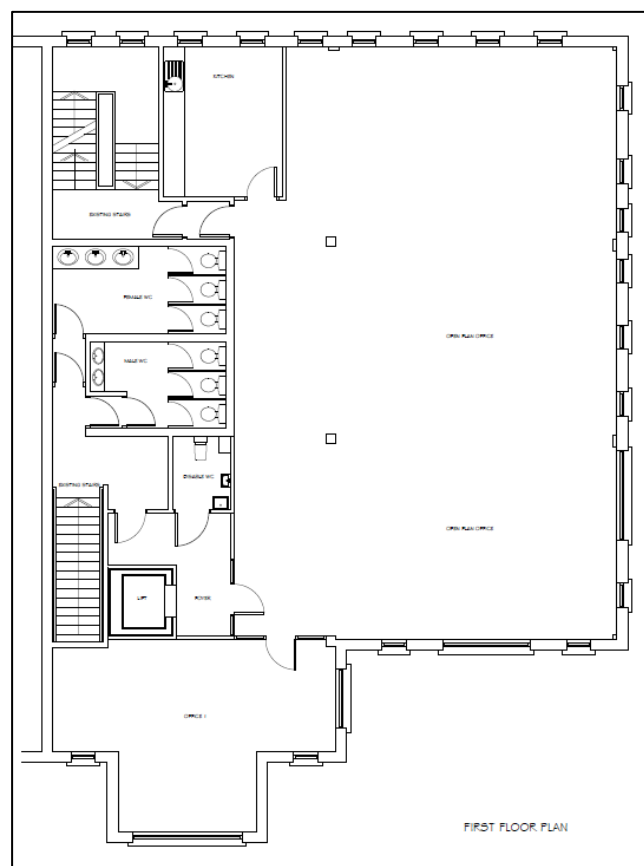
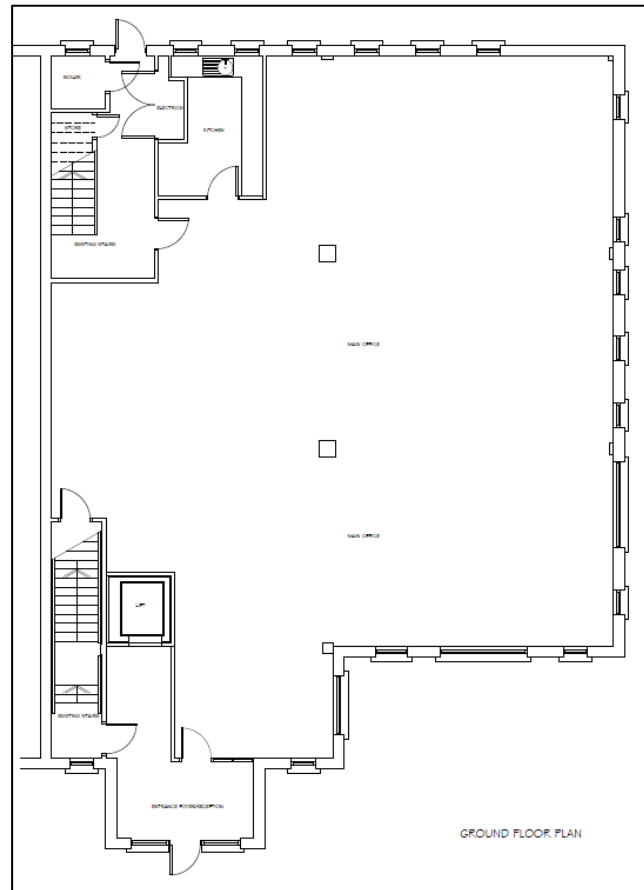
Offers invited in the region of £600,000 exclusive, subject to contract.

VAT

We are advised that the property is elected for VAT.

EPC





Ground Floor



First Floor

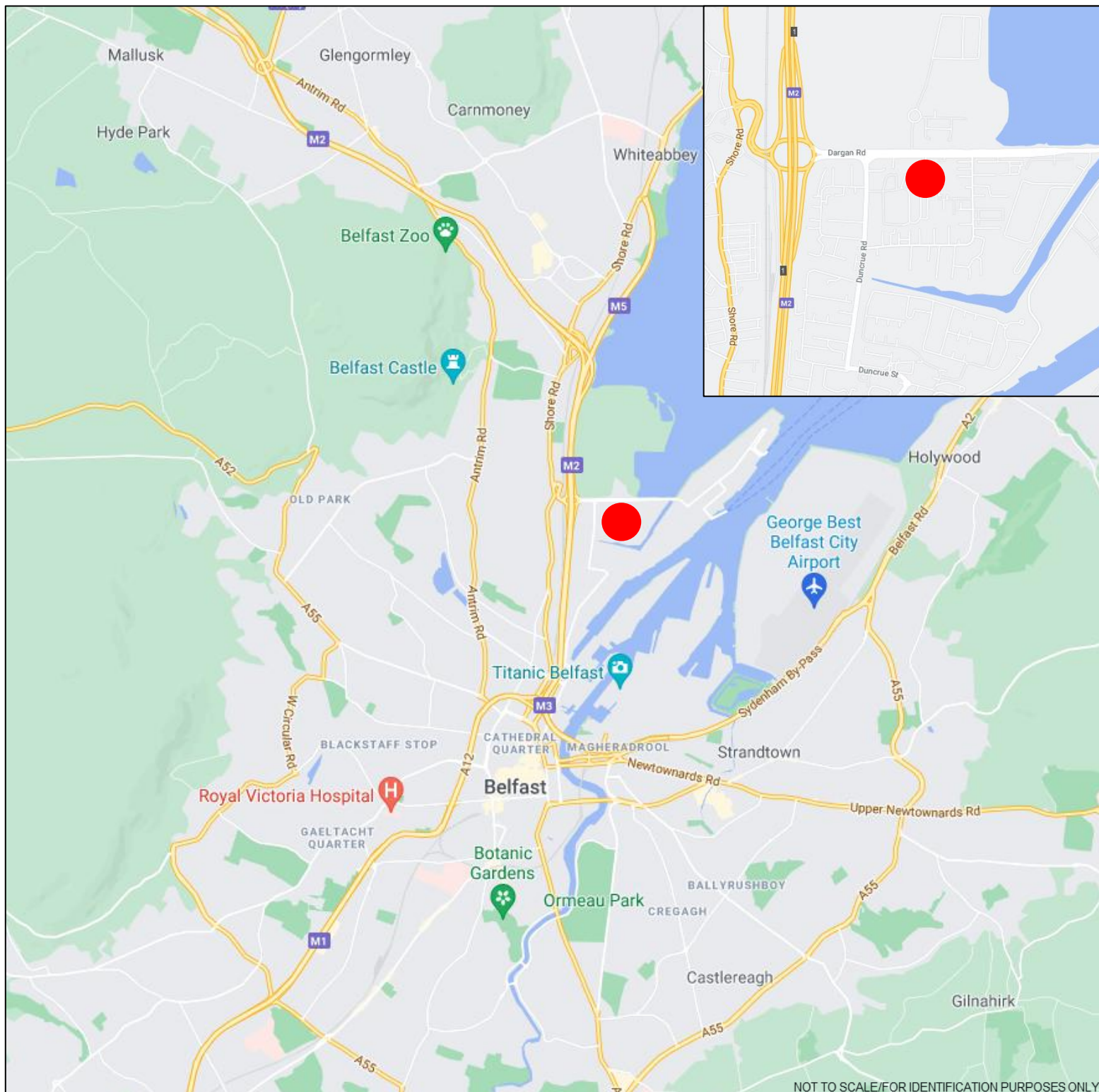


First Floor Boardroom/Meeting room



First Floor Kitchen





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