

TO LET

33 Dargan Road  
Belfast, BT3 9JU

## Fully Refurbished Office Building

### Property Highlights

- 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.
- 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.

For more information, please contact:

Robert Toland  
028 9023 3455  
[robert.toland@cushwake-ni.com](mailto:robert.toland@cushwake-ni.com)

[cushmanwakefield-ni.com](http://cushmanwakefield-ni.com)



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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
<b>Total</b>	<b>5,655</b>	<b>525.32</b>

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

## Lease Details

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

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**NAV**

We are advised by Land & Property Services that the Net Annual Value for the property is £46,500. Rate in the £ for Belfast 2021/22 is 0.543147 resulting in rates payable of approximately £25,256.

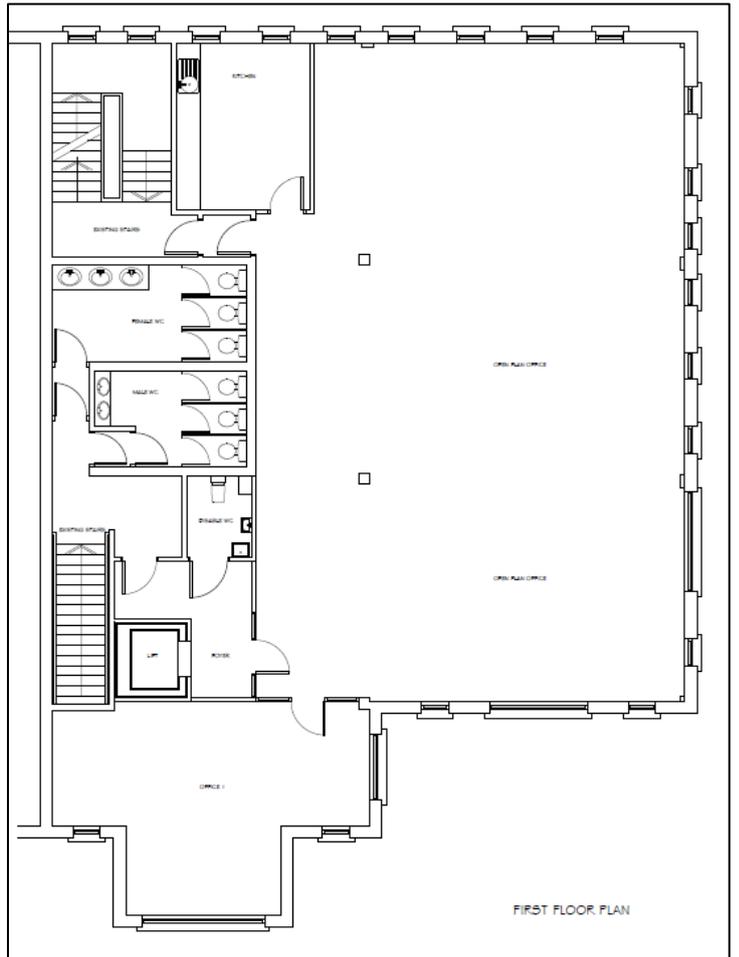
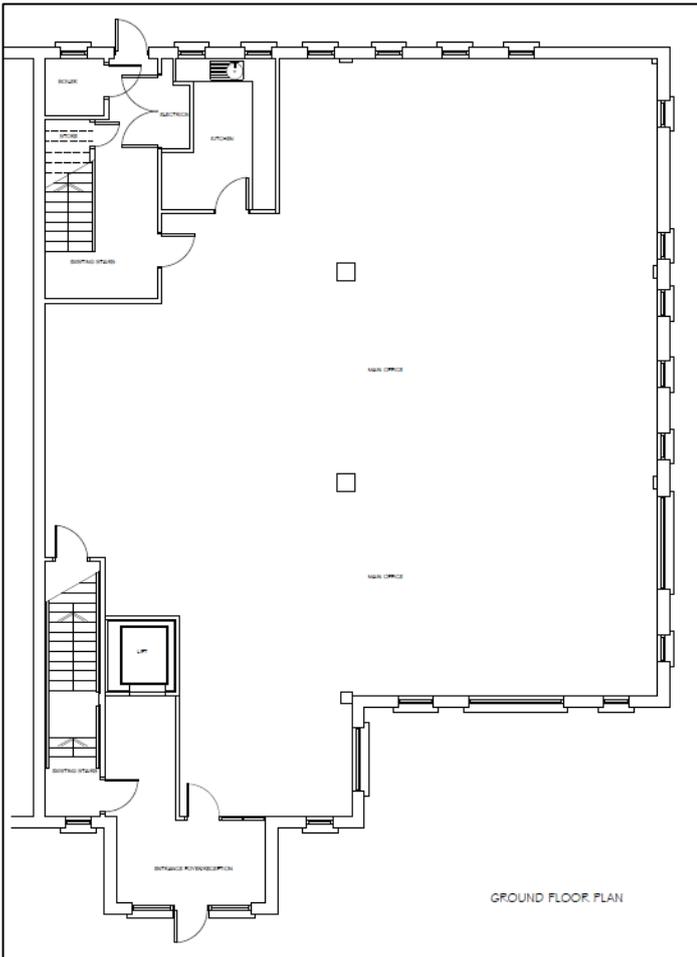
**VAT**

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

**EPC**



Not to Scale – For Indicative Purposes Only



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Ground Floor



First Floor



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First Floor Boardroom/Meeting room

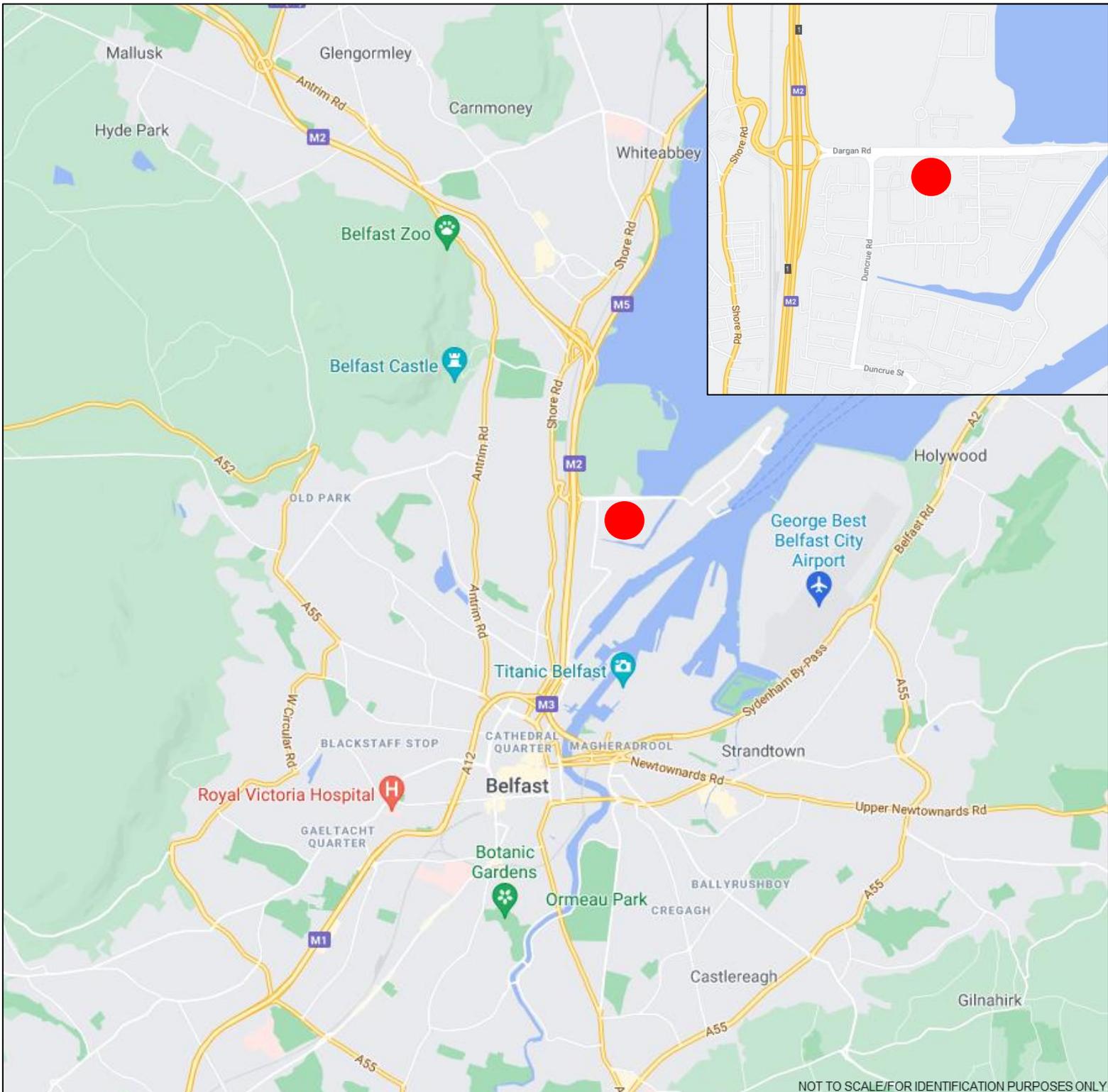


First Floor Kitchen



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