

TO LET - MODERN OFFICE BUILDING WITH PRIVATE CAR PARKING

UNIT 2 HILLSBOROUGH BUSINESS PARK 2A HILLSBOROUGH GARDENS BELFAST BT6 9DT





Summary

- Modern self-contained two storey office building ready for immediate occupation.
- Comprises c.162.40 sq m (1,748 sq ft) and benefits from 8 private car park spaces.
- Highly accessible location easily accessed from the Woodstock Road within a gated business park.

Location

The property is situated within Hillsborough Business Park, a bespoke office complex comprising of four two-storey office buildings.

Hillsborough Business Park is situated off Hillsborough Gardens, which is in turn located off Woodstock Road, Belfast, providing easy access to the City Centre and to the Knock ring road.

Description

A two-storey detached office building of modern construction, situated within a quiet and secure business park accessed via an electrically operated gate. The property benefits from 8 on-site car parking spaces.

The property is finished to a high specification to include, aluminium framed double glazed windows, suspended ceilings with recessed lighting, carpeted flooring, a gas central heating system and a disabled WC. The property was recently repainted throughout and is ready for immediate occupation.

The property would be suitable for a range of office / commercial occupiers subject to any statutory consents.

Will give consideration to letting the ground and first floor separately.

Rates

NAV: £12,100

Rate in £ (2019/20): 0.614135

Rates Payable: approx. £7,431.03 per annum

Service Charge

The tenant is to pay a service charge in respect of the upkeep of the car park, insurance and agent's management fees. Agent's management fees are calculated at 5% plus VAT of the annual rent payable.

Repairs

Tenant to be responsible for interior and exterior repairs.

Rent

Inviting offers in the region of 17,000 per annum.

Lease Terms

Length of lease by negotiation.

VAT

All figures quoted are exclusive of VAT, which is payable thereon.

Accommodation

The approximate net internal floor areas are as follows:-

Ground Floor

Open Plan Office	823 sq ft	(76.44 sq m)
Kitchen	100 sq ft	(9.27 sq m)

First Floor

Reception/Office	403 sq ft	(37.43 sq m)
Kitchen	74 sq ft	(6.92 sq m)
Private Office	99 sq ft	(9.21 sq m)
Private Office	99 sq ft	(9.21 sq m)
Boardroom	150 sq ft	(13.92 sq m)

TOTAL	1,748 sq ft	(162.40 sq m)
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The property also benefits from 8 dedicated private car park spaces.

Viewing

Strictly by appointment with the sole letting agents.

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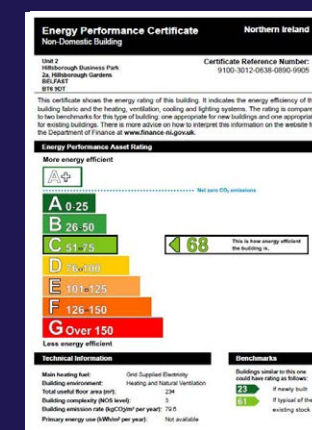
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