

TO LET

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS



02890 500 100

**MODERN OFFICE
BUILDING WITH 10
CAR PARKING SPACES**

**BUILDING 3
LESLEY OFFICE PARK
393 HOLYWOOD ROAD
BELFAST**

c. 182 M² (1,962 FT²)



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**McKIBBIN COMMERCIAL
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- The building is part of a modern office development which occupies a prominent location on the Hollywood Road in East Belfast, in close proximity to George Best Belfast City Airport, Tillysburn Roundabout and the Sydenham By-Pass.
- The premises are finished to a high specification to include carpeted floors, smooth plastered and painted walls, suspended ceilings, recessed fluorescent lighting, perimeter trunking, Phoenix Gas central heating, kitchen and wc accommodation.
- Other office occupiers nearby include NILGOSC and Muir & Addy Accountants.

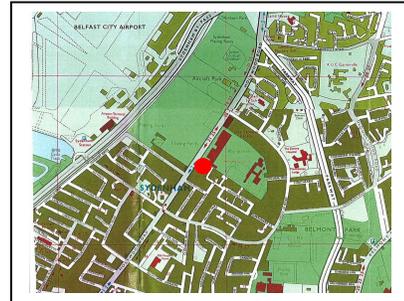
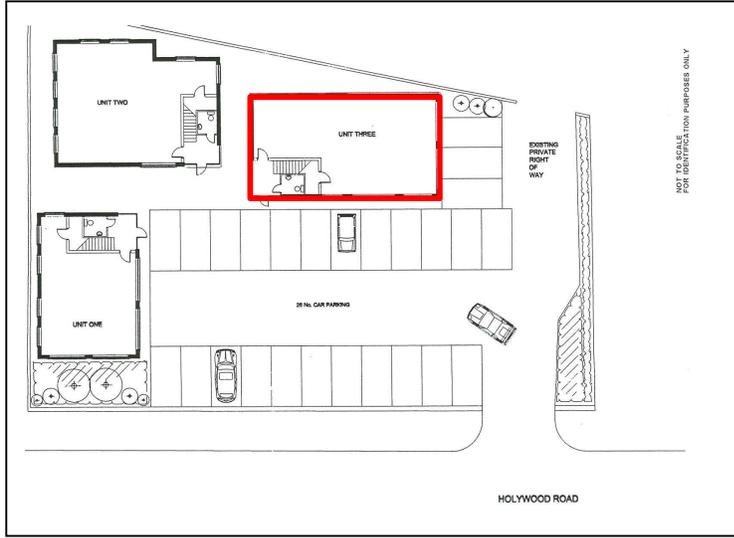
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MODERN OFFICE BUILDING

Building 3, Lesley Office Park, 393 Hollywood Road, Belfast



LEASE DETAILS

Term:

Negotiable, subject to rent reviews at 5 yearly intervals.

Rent:

£27,500 per annum, plus VAT, plus rates.

Repairs & Insurance:

Tenant responsible for all internal and external repairs and reimbursement of the building insurance premium to the Landlord.

Service Charge:

A service charge is levied to cover the cost of maintaining and cleaning common areas, landscaping and managing agent's fees.

VAT

The premises are registered for Value Added Tax.

ACCOMMODATION

Ground Floor

Gross Internal Area – c. 91.22 m² (982 ft²)

Sub-divided into:-

Open Place Office/Reception, Office 2, Kitchen & WC

First Floor

Gross Internal Area – c. 91.06 m² (980 ft²)

Sub-divided into:-

Office 3, Office 4, Office 5/store, Office 6 & Toilet

Total Gross Internal Area – c. 182.3 m² (1,962 ft²)

RATES INFORMATION

NAV £22,200
 Rate in £ 2021/22 = 0.543147
 Rates payable 21/22 = £12,057



EPC

