

# TO LET

**GROUND FLOOR  
OFFICE SUITE  
WITH CAR PARKING**

**UNIT 1  
BELMONT OFFICE PARK  
232 BELMONT ROAD  
BELFAST  
BT4 2AW**

**c. 86.5 M<sup>2</sup> (875 FT<sup>2</sup>)**



## CONTACT:

Brian Wilkinson  
E: [bw@mckibbin.co.uk](mailto:bw@mckibbin.co.uk)

**McKIBBIN COMMERCIAL  
PROPERTY CONSULTANTS  
CHARTERED SURVEYORS**

Callender House,  
58-60 Upper Arthur Street,  
Belfast BT1 4GJ

T: 02890 500100  
E: [property@mckibbin.co.uk](mailto:property@mckibbin.co.uk)

**[mckibbin.co.uk](http://mckibbin.co.uk)**

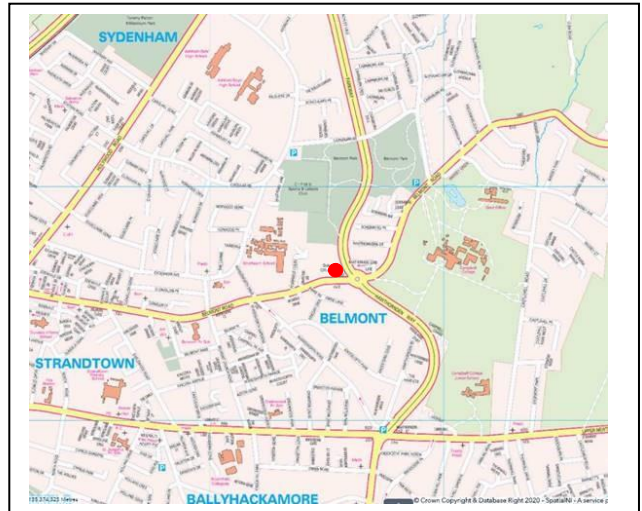
- Belmont Office Park is a prestigious office park comprising 9 own door office buildings. The office park occupies a highly accessible location on the A55 outer ring approximately 3 miles east of Belfast City Centre and approximately 1.5 miles from George Best City Airport.
- Internally, the office suite is finished to a high specification to include hardwood and carpeted floor coverings, plastered and painted walls, suspended ceilings with recessed spotlighting, feature ceiling and floor lighting in reception, perimeter trunking and gas fired oil central heating.
- The suite benefits from designated on site car parking for 3 cars.
- Other occupiers in Belmont Office Park include Financial Choices, Kevin Cartin Architects, Foster Care Associates, Develop Wealth Limited and J Comms PR.

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Unit 1, Belmont Office Park, 232 Belmont Road, Belfast



### LEASE DETAILS

#### Term:

Negotiable, subject to a minimum of 3 years.

#### Rent:

On application.

#### Rent Review:

Upwards only every 3 or 5 years.

#### Repairs & Insurance:

Tenant responsible for internal repairs and reimbursement of a proportionate part of the building insurance premium to the Landlord.

#### Service Charge:

Levied to cover a fair proportion of the cost of external repairs, upkeep and repair of communal areas within the building and office park.

### ACCOMMODATION

**Total Area** - c. 86.5 m<sup>2</sup> (875 ft<sup>2</sup>)

Sub-divided to include

Reception

4 no. private offices

Kitchen

WC

### RATES INFORMATION

NAV: £8,150

Rate in £ 2020/21 = 0.538166

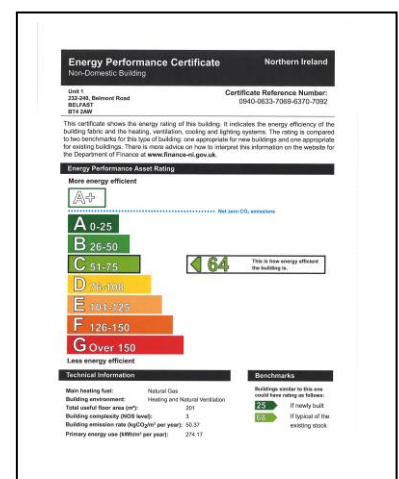
Rate payable 20/21 = £3,509

(inc. 20% Small Business Rates Relief)

### VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

### EPC





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