

FOR SALE

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



FULLY LET OFFICE INVESTMENT

UNIT 3, 9 HERON AVENUE
SYDENHAM BUSINESS PARK
BELFAST
BT3 9LF

c. 5,263 SQ FT



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MCKIBBIN PROPERTY CONSULTANTS

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- Fully let office investment property
- Superb tenant - Virgin Media
- Net Rental Income - £46,028
- Asking price £500,000, equates to 8.9% return, assuming purchaser's costs of 3.52%.

For Sale

**Unit 3, 9 Heron Avenue,
Sydenham Business Park, Belfast**

LOCATION

- Sydenham Business Park is located two miles south-east of Belfast City Centre and is immediately adjacent to Belfast City Airport.
- It is an area which has attracted high profile occupiers such as Virgin Media, Fujitsu and NIE and is widely viewed as one of Northern Ireland's premier office/showroom locations.

DESCRIPTION

- The building is arranged over ground, first and mezzanine floor and is finished to a high standard to include carpeted floors, plastered and painted walls, suspended ceilings with recessed lighting, double glazed windows, comfort cooling and gas fired heating.

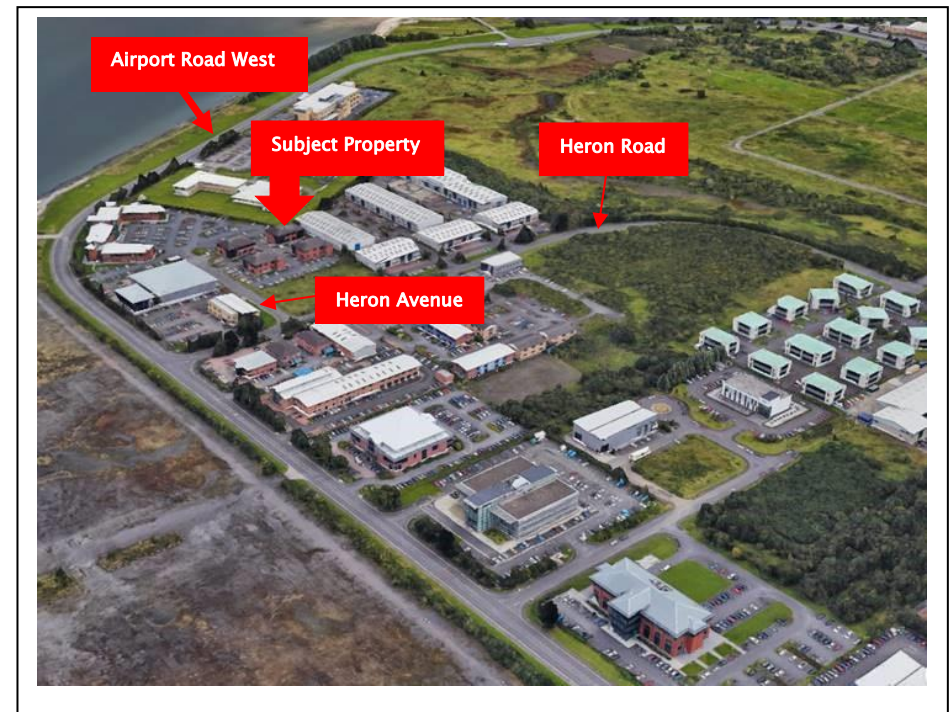
ACCOMMODATION

Area

Net Internal Area – c. 5,263 sq ft

Comprising:- 2 entrances, reception, open plan offices, several meeting rooms, large kitchen/staff area, wc facilities, access control system and lift.

Car Parking with 15 on site car parking spaces



For Sale

**Unit 3, 9 Heron Avenue
Sydenham Business Park, Belfast**

LEASE DETAILS

Let to Virgin Media Ltd for a term of 10 years from 21.01.16 at a passing rent of £56,545 per annum, on a full repairing and insuring Lease. All Landlord's reasonable outgoings are recovered under a service charge.

COVENANT

Virgin Media is a UK Telecommunication Company which provides television and internet services and is a subsidiary of Liberty Global Plc.

Virgin Media has an Experian Rating of 100 (the maximum obtainable). It has a turnover in excess of **£5 Billion**.

TITLE

125 years Lease with 5 yearly rent reviews linked to RPI. Pro rata ground rent to include the review of 1st August 2020 £10,517.50. Next review 01.08.25.

PRICE

Offers in the region of £500,000 which equates to an initial yield of 8.9%, assuming purchaser's costs of 3.52%.

The property is registered for VAT, but it is anticipated that the sale will be treated as TOGC.

VIEWING

By appointment with McKibbin Commercial

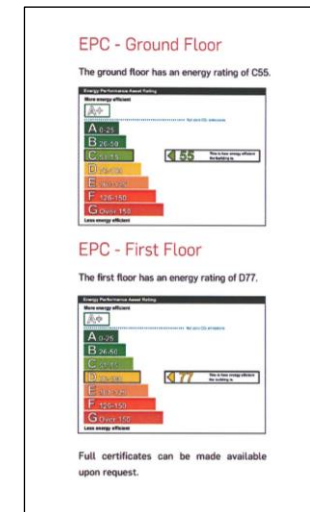
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EPC'S



McKIBBIN PROPERTY CONSULTANTS CHARTERED SURVEYORS

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