



To Let (May Sell)

Superb Office Building With Car Parking

9 Heron Avenue, Sydenham Business Park, Belfast BT3 9LF



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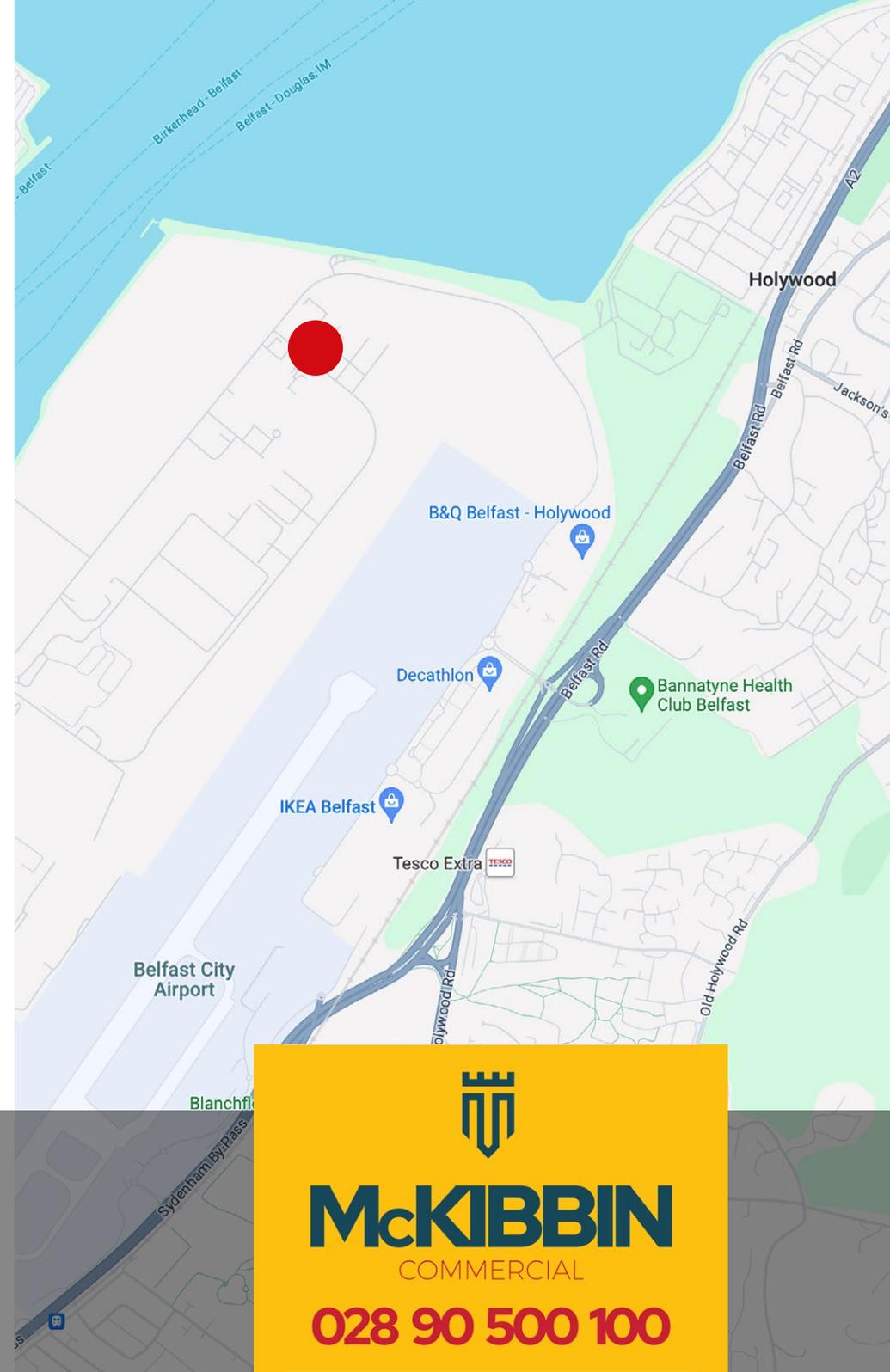
028 90 500 100

SUMMARY

- Attractive standalone office building
- Superb location in close proximity to transport links
- Car parking available on site

DESCRIPTION

- 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 CEM Systems and is widely viewed as one of Northern Ireland's premier office/showroom locations.
- The office building is finished to a high standard to include comfort cooling, raised access flooring throughout and lift.
- Can be leased on a floor by floor basis.
- Dedicated car parking for 17 cars. Additional spaces are available.



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ACCOMMODATION

Description	Sq M	Sq Ft
Ground Floor		2,550
First Floor		2,560
Car Parking for 17 cars		
Total Net Internal Area		5,110

LEASE DETAILS

Term: Negotiable.
Rent: £50,000 pa.
Rent Reviews: 5 yearly.
Repairs: Full repairing and insuring.

SALE DETAILS

Assumed Freehold or Long Leasehold, subject to a nominal ground rent.

PRICE

Available upon request.

RATES INFORMATION

NAV: £47,300
Rate in £ 2023/24 = 0.572221
Rates payable 22/23 = £27,066.05
Individual floors to be re-assess
Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

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



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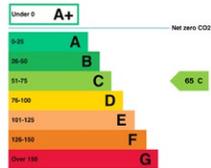
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EPC

9 Heron Avenue Selenium Business Park BELFAST BT3 9JF		Energy rating C
Valid until 14 February 2033	Certificate number 4211-9314-8552-1986-0481	
Property type	A1/A2 Retail and Financial/Professional services	
Total floor area	592 square metres	

Energy rating and score

This property's energy rating is C.



CONTACT

For further information or to arrange a viewing contact:

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