



For Sale Office Investment Part Let
To Energia 8,560 sq ft / 795.24 sq m
Parkwood House, Newforge Lane, Belfast

Campbell
Commercial Cairns

028 9024 9024



McKIBBIN
COMMERCIAL

028 90 500 100

LOCATION

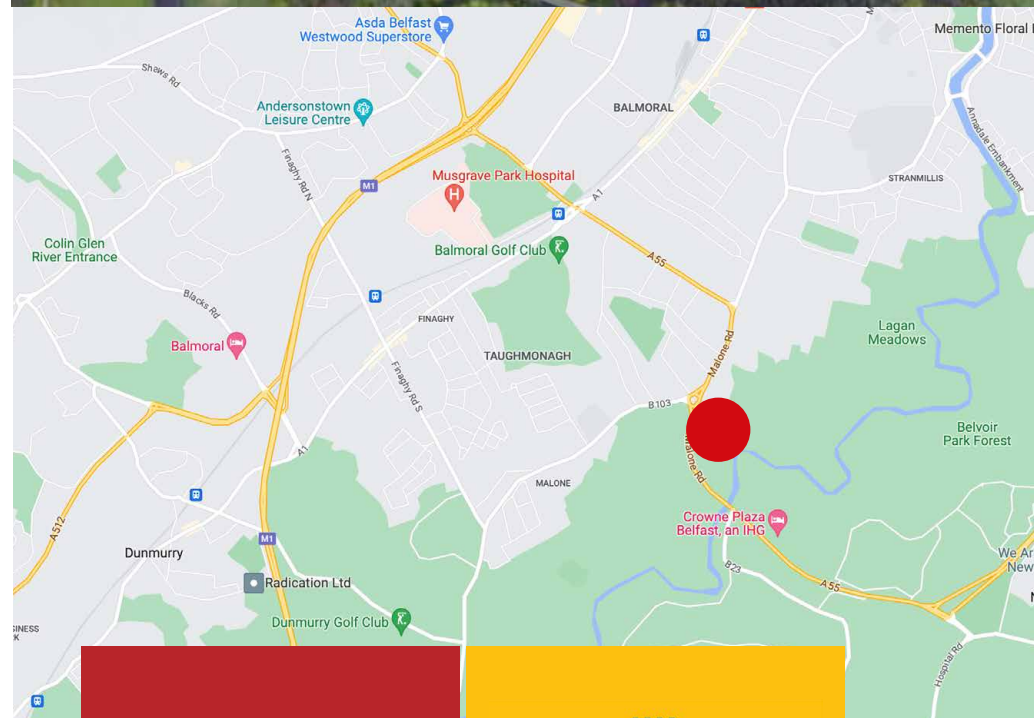
- Newforge Lane is located just off the Malone Road, leading on from Balmoral Avenue. It is a well established suburban business park.
- The M1 motorway is located approximately 1.5 miles away with the interchange at Stockmans Way.

DESCRIPTION

- Parkwood House is a two storey detached office building, extending to 8,560 sq ft and has 32 car parking spaces on a site of approx. 0.4 acres.
- The property is finished to include plastered and painted walls, carpet covered floors and gas fired central heating. The building also benefits from a passenger lift to provide access to the first floor.
- Both floors are largely open plan, with a couple of individual offices, boardroom, kitchen and WC facilities.



Not To Scale. For indicative purposes only.



For Sale Office Investment Part Let
To Energia 8,560 sq ft / 795.24 sq m

Parkwood House, Newforge Lane, Belfast

**Campbell
Cairns**
Commercial

028 9024 9024


McKIBBIN
COMMERCIAL

028 90 500 100

ACCOMMODATION

Description	Sq Ft	Sq M
Ground Floor Office +17 car parking spaces	4,310	400.4
First Floor Office +15 car parking spaces	4,250	394.8
Total	8,560	795.2

LEASE

Floor	Tenant	Term	Rent (pax)
GF	Energia Group NI Holdings Ltd	Lease until 30.09.28	£47,443 (raising to £50,000 on (01.10.26)
FF	Vacant	TO LET	Quoting £52,500
Estimated Total Rental			£102,500

RATE

We have been advised by Land & Properties Services that the NAV's of the property are:

Floor	NAV	Payable
Ground Floor	£41,100	£23,518
First Floor	£40,500	£23,174

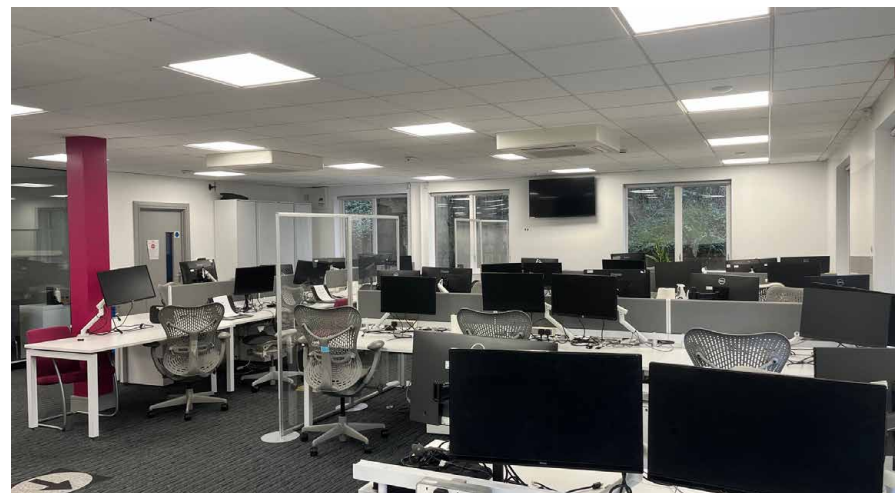
* Interested parties should check their individual rates liability directly with Land & Property Services.

PRICE

Offers around £795,000 for the freehold interest which equates to just under £115 psf.

VAT

Prices, outgoings and rent do not include VAT which may be chargeable.



For Sale Office Investment Part Let
To Energia 8,560 sq ft / 795.24 sq m
Parkwood House, Newforge Lane, Belfast

**Campbell
Cairns**
Commercial

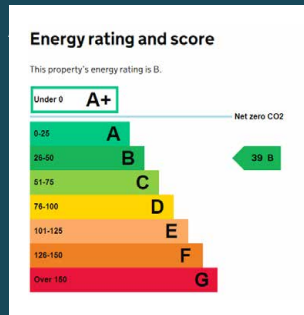
028 9024 9024



McKIBBIN
COMMERCIAL

028 90 500 100

EPC



CONTACT

For further information or to arrange a viewing contact:

Scott Lawther

sl@mckibbin.co.uk

Ryan McKenna

rmck@mckibbin.co.uk

Campbell Cairns

Emily Law

07703 809256

emily@campbellcairns.com

McKibbin Commercial Property Consultants

Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

02890 500 100

property@mckibbin.co.uk

www.mckibbin.co.uk

Follow us for up-to-date news and information!



McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that:

1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatever in relation to this property. As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 – <http://www.legislation.gov.uk/uksi/2017/692/made>. In accordance with legislation, any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McKibbin Commercial. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.

**Campbell
Cairns**
Commercial

028 9024 9024



McKIBBIN
COMMERCIAL

028 90 500 100