

## Fully Fitted Office Building To Let

Unit 1A Portside Business Park,  
189 Airport Road West, Belfast



## High Quality Fully Fitted Office Building To Let

Unit 1A Portside Business Park, Airport Road West, Belfast, BT3 9ED



Ready to Go 2 storey office building with mix of open plan space and private offices / meeting rooms.



Located within the popular Sydenham Business Estate.



11 Dedicated parking spaces included with suite.



Storage areas on both ground and first floor level.

### Get more information

#### **Avison Young**

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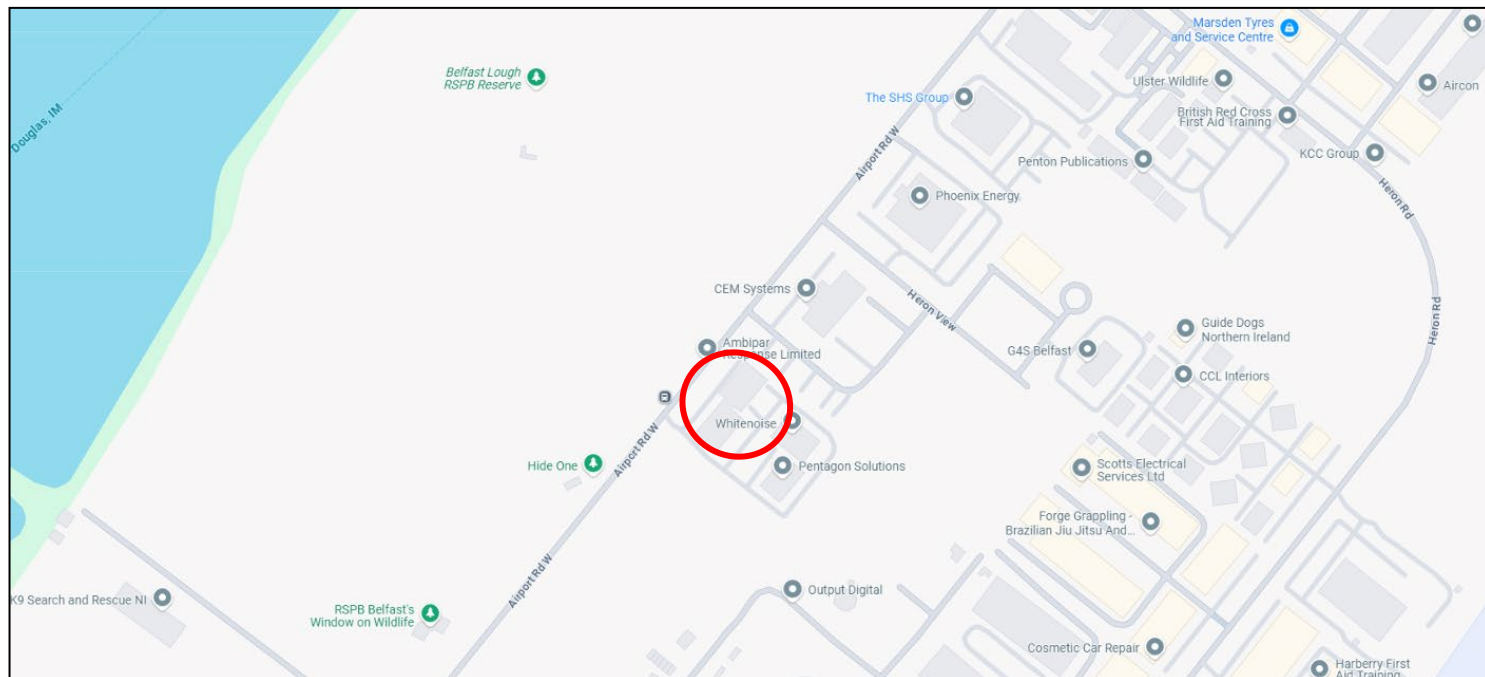
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[Avisonyoung.com/ni](http://Avisonyoung.com/ni)

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## Location

The subject occupies a prominent location fronting onto Airport Road West within Sydenham Business Park and the Belfast Harbour Estate, approximately 4 miles north-east of Belfast city centre. There are a range of occupiers in the immediate vicinity including Phoenix Gas, Convergys, SHS Group, Calour Gas and HeartSine.

In addition, there are a range of retail uses within the Hollywood Exchange including Ikea, B&Q, Sainsbury's and Next Home. Sydenham Business Park benefits from excellent transportation links being approximately 1 mile from George Best Belfast City Airport and the Sydenham By-pass which links to the M3 Motorway and Westlink/M2 approximately 3 miles away.

There is a regular Metro Bus service from Belfast city centre with the stop being immediately outside the property.

## Description

The property comprises a highly attractive and well fitted 2 storey office building within the popular Sydenham Business Estate.

The property provides a mix of open plan space, meeting rooms, storage space and ancillary staff facilities. The building benefits from a WC and kitchenette on both floors.

Internally the fitout includes carpeted, painted plastered walls, and recessed LED lighting.

The rear store room benefits from double door access from the year of the property.

Externally the property benefits from 11 dedicated parking spaces.

## Accommodation

Description	Sq Ft	Sq M
Ground Floor Office	1,455	135.2
Ground Floor Store	281	26.1
First Floor Office	1,509	140.2
First Floor Store	266	24.7
<b>Total NIA</b>	<b>3,511</b>	<b>326.2</b>

## Lease Terms

**Term:** Negotiable.

**Rent:** £35,000 including car parking + VAT

**Repairs** Tenant responsible for full repairs.

**Insurance:** Tenant to reimburse landlord with fair proportion of insurance premium.

## NAV

NAV: = £33,700

Rate in £ 25/26: = 0.626592

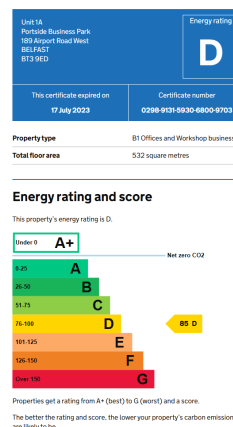
Rates Payable 2025/26: = £21,116.15

## VAT

All prices, rentals and outgoings are quoted exclusive of VAT which will be chargeable at the prevailing rate.

## EPC

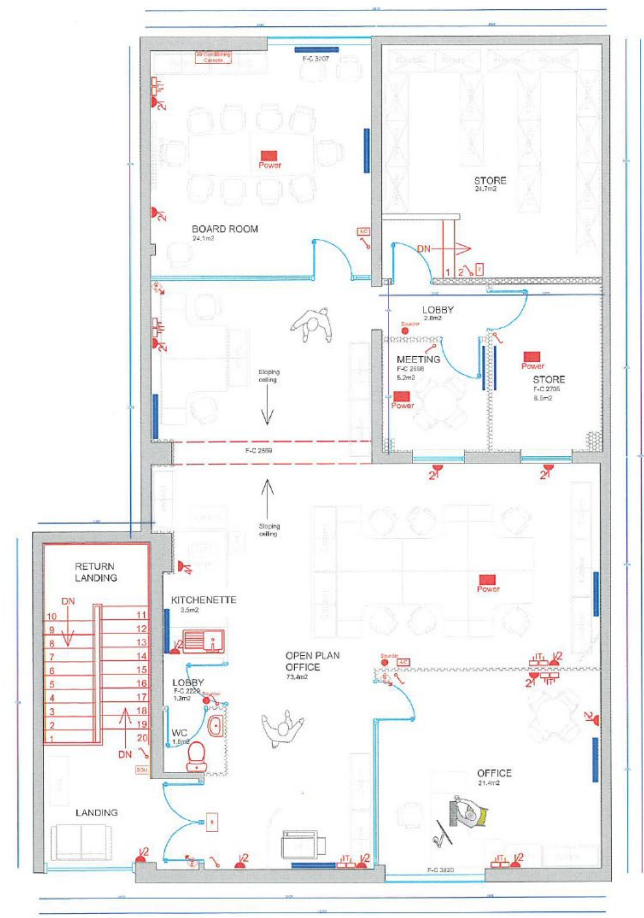
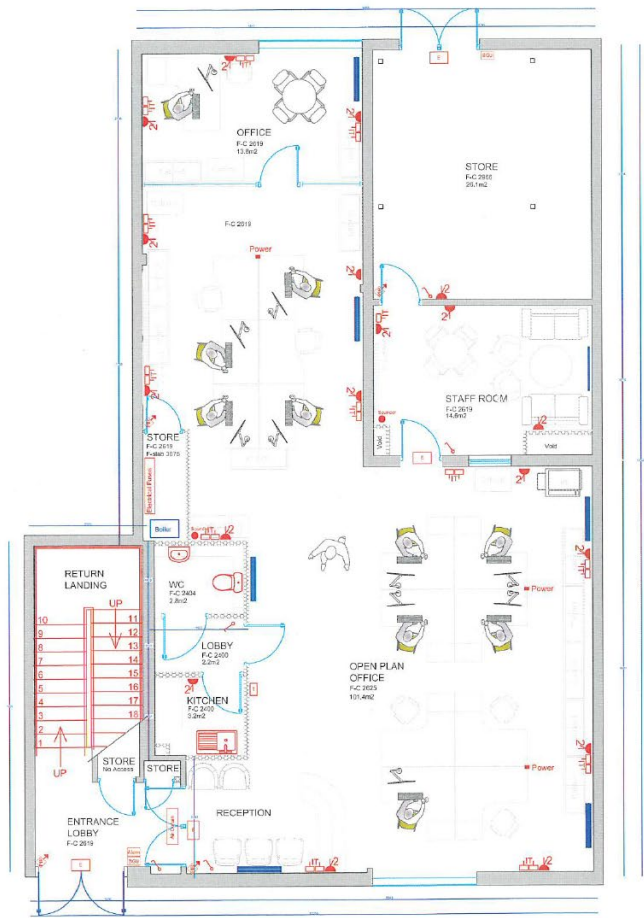
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