



FOR SALE/TO LET

SYDENHAM BUSINESS PARK, 4a HERON WHARF, HERON ROAD, BELFAST, BT3 9LE

MODERN, SELF-CONTAINED OFFICE SUITE WITH ON-SITE PARKING FOR 6 VEHICLES

Lisney

Features

- Floor area – 2,100 sq. ft. approximately
- 6 dedicated parking spaces
- Fully fitted to an excellent modern standard, ready for immediate occupation.
- Situated within a modern, landscaped office park convenient to the city centre, major arterial roads, George Best City Airport and Hollywood Exchange Retail Park.

Location

Situated within the Sydenham Business district c. 3 miles to the east of Belfast city centre and within c 3 miles of Holywood town centre.

Accessed off Heron Road, situated within a modern, landscaped office park convenient to the city centre , major roads network, Hollywood Exchange Retail Park (Sainsburys', Lidl, B&Q, Decathlon, Next, Home Bargains, Harvey Norman, EZ Living, Burger King, Costa, Subway) and George Best city airport.

Description

Heron Wharf is a modern office park of 4 no. similar design, 2 storey office buildings.

The subject is an end of terrace, self contained unit arranged on ground and first floor offering a double height ground floor entrance, first floor open plan general office, 3 private offices , fitted kitchen and WC's.

The accommodation is modern and is fully fitted with double glazed windows , plastered / painted walls , timber/ carpet floors with trunking , suspended ceilings (in part) with strip lighting, gas fired central heating. The working space benefits from good levels of natural lighting.

The unit is available for immediate occupation either for sale or on flexible Lease terms.



Accommodation

Description		Sq.ft
Ground Floor	Reception	250
First Floor		1,850
(1) General Office		
(2) Private Office		
(3) Private Office/Comms Room		
(4) Private Office		
Kitchen		
Male & Female WC's		
Total Area		2,100

Proposed Lease

Term – By negotiation, subject to periodic rent review

Repairs and Insurance – Full repairing and insuring basis, incorporating service charge provision for the recovery of common costs on an apportioned basis

Rent – On application

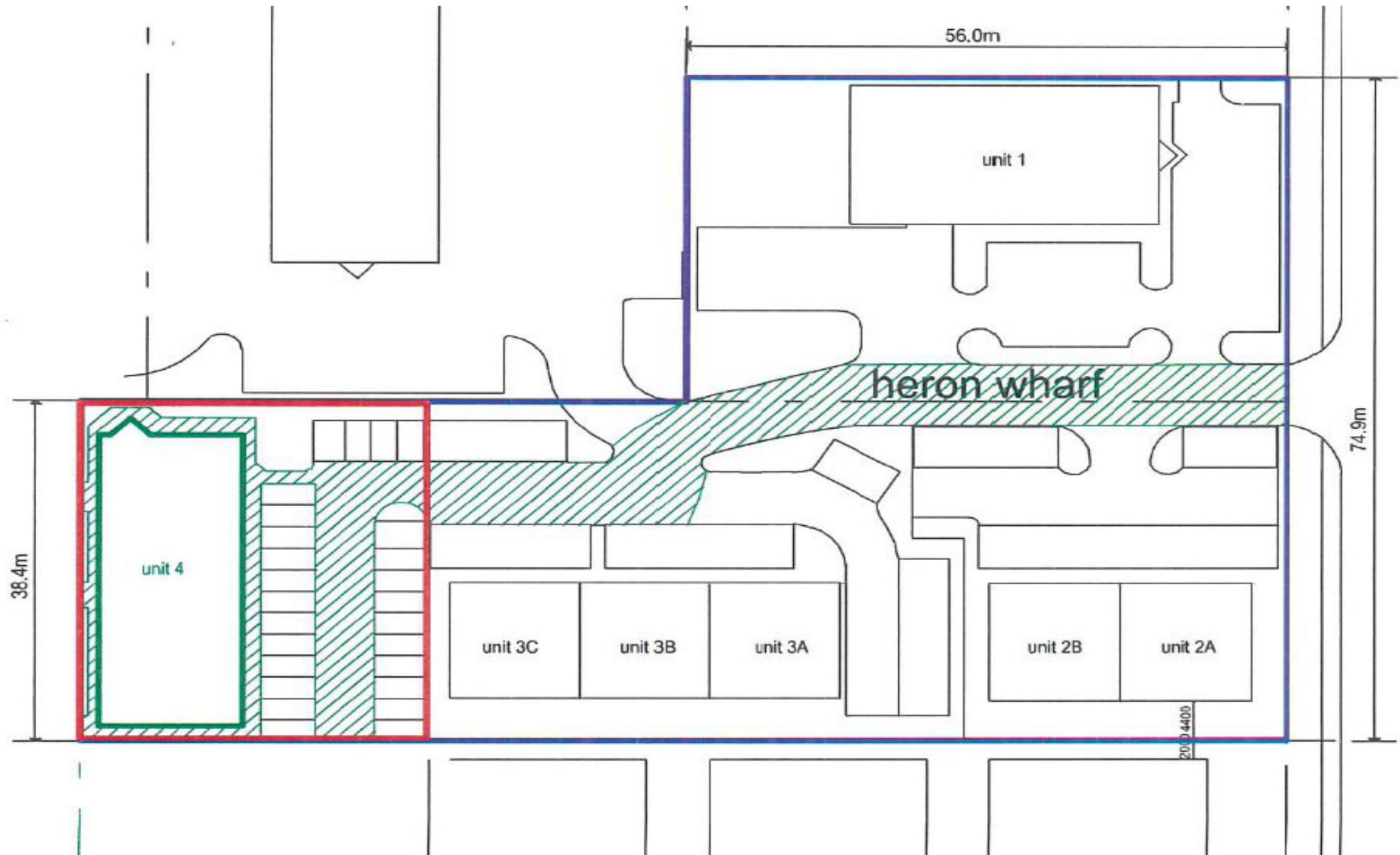
Rates

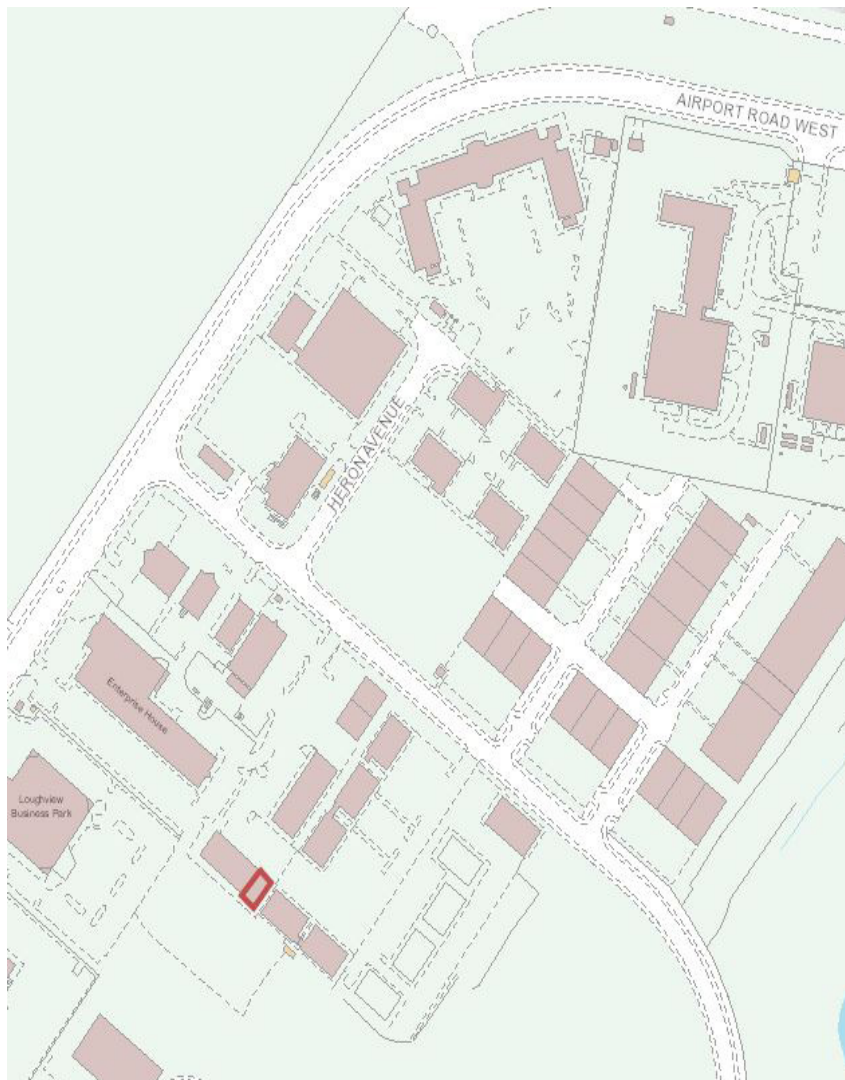
NAV – £17,700

Rate Pounding for 2020/21 – £0.5381

Rates Payable 2020/21– £9,526 per annum







Sale

Title – The property is held on the basis of a lease beginning 1st December 2020, expiring 28 October 2024, subject to an apportioned ground rent, currently £4,934 pa (subject to review) and service charge liability. Details upon request.

Price – offers invited

EPC Rating

The subject has an energy performance rating of D78. A full certificate is available upon request.

VAT

All prices and outgoings are exclusive of but may be liable to V.A.T.

Contact

Strictly by appointment with the sole Selling/Letting agent Lisney. For Further information and appointment to view contact:

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