



McCONNELL

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900

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OFFICES



TO LET On the Instructions of Calor

Office Suites with Free on Site Car Parking

**Calor Complex
109 Airport Road West
BELFAST**



- Office suites with free on site car parking
- All inclusive charge to cover rent, rates, service charge , insurance, heating and electricity costs
- Prominent location off Airport Road West with easy access to excellent transport links to Belfast City Centre and motorway network
- Immediate availability



The Independent
Commercial Property
Consultants Network

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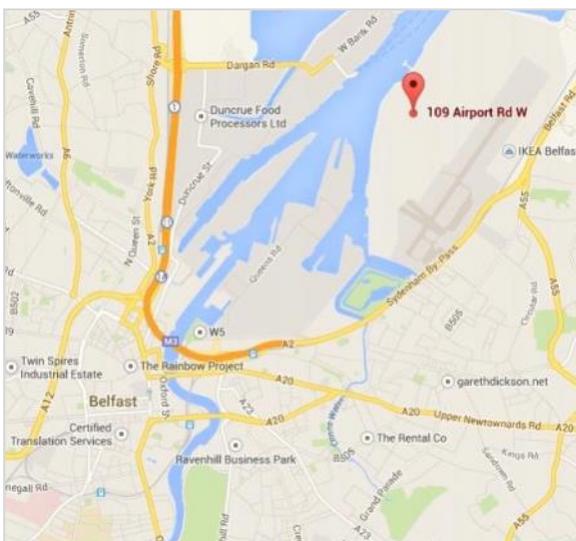


LOCATION

Excellent office accommodation situated within the Calor Gas Complex in Sydenham, adjacent to the George Best City Airport and close to Belfast City Centre. The property benefits from close proximity to the Harbour Exchange Retail Park housing occupiers such as IKEA, Next, Sainsburys and B&Q.

DESCRIPTION

Fully fitted office suites available with on site car parking. Finishes include suspended ceilings, recessed lighting, gas fired heating, carpeted floors, painted walls, double glazing and skirting trunking. Convenient "all-in" rent, rates and service charge agreement.



ACCOMODATION

Office Suite 1-Middle Block

Ground Floor - Open plan office with 3 partitioned private offices.

c. 1,560 sq ft (c. 145 sq m)

Office Suite 2-Engineering Block

First Floor - Two adjoining offices

c. 814 sq ft (c. 76 sq m)

Office Suite 3-Engineering Block

First Floor - Open plan office with 1 partitioned private office.

c. 743 sq ft (c. 69 sq m)

Office Suite 4-Self Contained Building

Ground Floor - Reception, two offices, kitchen and WC

c. 285 sq ft (c. 26 sq m)

Car parking provision to be agreed.

LEASE DETAILS

All in charge to cover rent, rates, service charge, insurance, heating and electricity costs.

Rent: Office Suite 1 - £23,500 per annum + VAT
Office Suite 2 - £12,500 per annum + VAT
Office Suite 3 - £11,000 per annum + VAT
Office Suite 4 - £9,500 per annum + VAT

Term: Negotiable

Repairs: Tenant liable for internal maintenance and repair.

Service

Charge: Services supplied by the Landlord include property insurance, refuse collection, provision of heat, electrical and lighting consumption, external maintenance, fire prevention, security, local authority rates and management.

VAT: All in rental figure will be subject to Value Added Tax.

Rates: The premises will not be separately assessed and local authority rates are included in the rental charge.

VIEWING

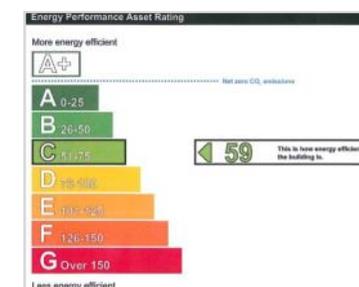
Strictly by appointment with McConnell Chartered Surveyors

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EPC



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