



McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900
www.mcconnellproperty.com

OFFICES



FOR SALE

Substantial Campus Style Offices

**1 Millennium Way
Springvale Business Park
Belfast BT12 7AL
Northern Ireland**

**Excellent suburban office campus.
Landscaped site of c.8.5 acres.**

Comprising two office buildings:

Building 1 - c. 53,000 sq ft

Building 2 - c. 8,500 sq ft

With substantial car parking

Guide Price £3,500,000 + VAT



The Independent
Commercial Property
Consultants Network

MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

T: 028 90 205 900
E: info@mcconnellproperty.com



McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900

www.mcconnellproperty.com

Belfast is the capital and largest city in Northern Ireland with an urban population estimated at 333,000 and over 600,000 in the wider Belfast Metropolitan Area.

The city has witnessed something of a renaissance in recent years with considerable inward investment in the technology, financial & legal services, and hospitality sectors.

Northern Ireland is flagged as the UK's most attractive region for Foreign Direct Investment, and has become a leading global location for financial services investment.

The Province is ranked as the top destination for FinTech development, and the top city in Europe for software development projects.

Springvale Business Park is set in well maintained landscaped grounds and located just two miles from Belfast City Centre with excellent road communications providing easy access to the Motorway system and to Belfast's two airports.

Public Transport in the vicinity includes frequent Metro Bus services on Springfield Road, and Belfast's Rapid Transport Glider is just less than a mile away.



The Independent
Commercial Property
Consultants Network

MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

T: 028 90 205 900

E: info@mcconnellproperty.com



McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900

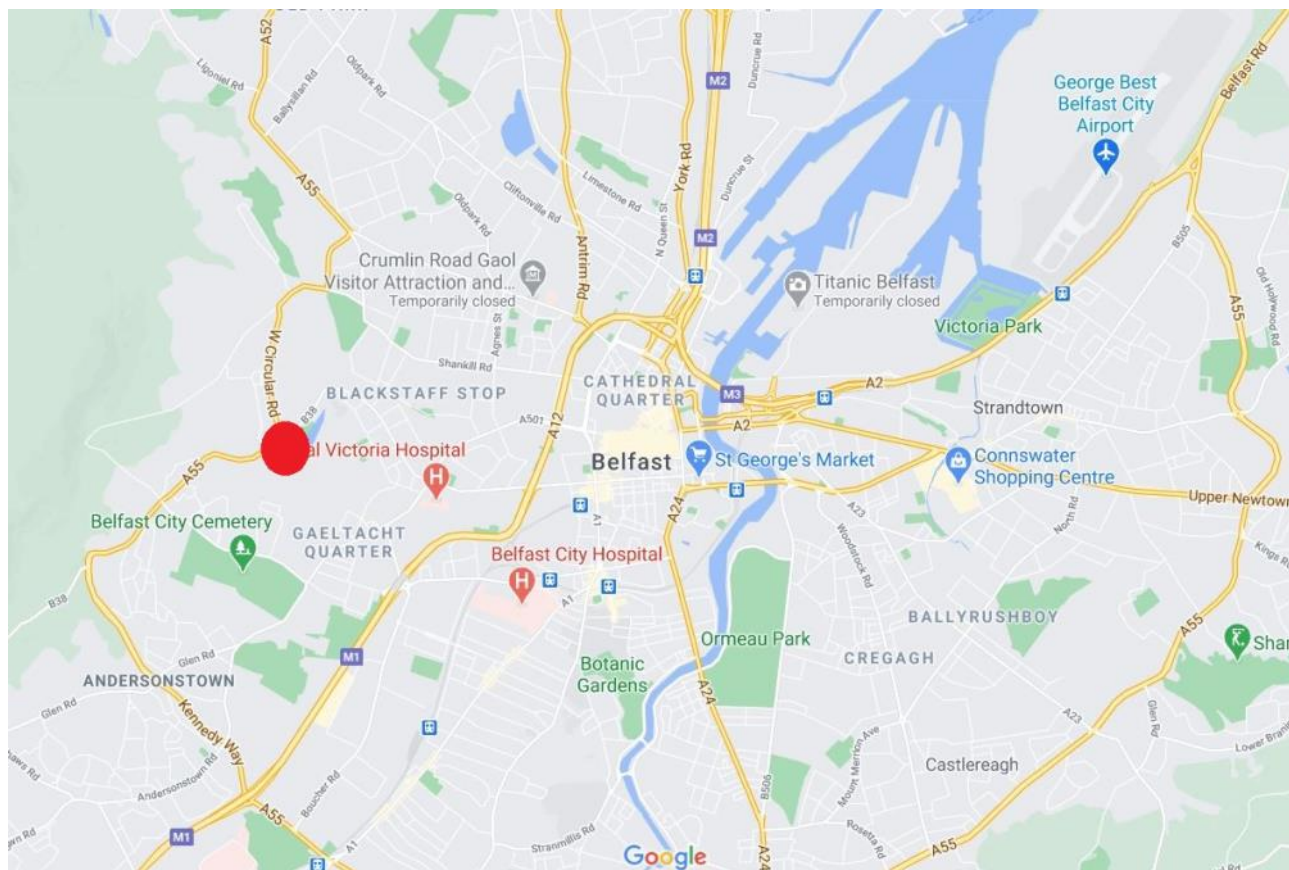
www.mcconnellproperty.com

The excellent road network provides rapid access to Belfast city centre and to all major transport hubs.

Belfast City Centre	2 miles
George Best Belfast City Airport	7 miles
Belfast International Airport	14 miles
Port of Belfast	4 miles
M1 Motorway	2 miles
Dublin Airport	99 miles

The property is set in it's own secure self-contained fenced and pleasantly landscaped site of c. 8.5 acres with in excess of 325 car parking spaces. The two office buildings have a combined net internal area in the region of 61,500 sq ft. The buildings are modern, have been very well maintained and are ready to move into

The complex is fully security fenced and the two buildings can be accessed via independent entrances from the Millennium Way. A turnstile also provides secure pedestrian access to and from the Springfield Road / Millennium Way roundabout.



The Independent
Commercial Property
Consultants Network

MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

T: 028 90 205 900
E: info@mcconnellproperty.com



McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900

www.mcconnellproperty.com

The campus includes two separate office buildings as follows:

Building 1 - an extensive modern air-conditioned office building mainly single storey, with a small mezzanine to the rear, containing in total around 53,000 sq ft of excellent generally open plan accommodation and incorporating an impressive reception area, extensive meeting, conference and break-out rooms, private offices, large canteen and well appointed bathroom facilities.

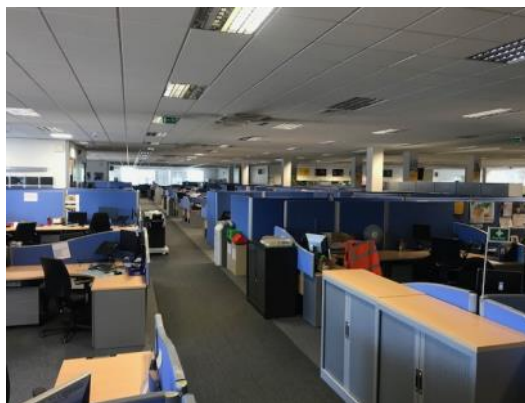
Building 2 - a self-contained air-conditioned office building to the rear of the site extending to c. 8,500 sq ft over three floors.

Approximate Net Internal Floor Areas:

Building 1 - Ground & Mezz: c. 53,000 sq ft

Building 2 Lower Gnd / Gnd / 1st c. 8,500 sq ft

Plans together with M&E details etc. available on Request



The Independent
Commercial Property
Consultants Network

MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

T: 028 90 205 900
E: info@mcconnellproperty.com



McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900

www.mcconnellproperty.com

Title

The property is held under a Long Leasehold Title from Invest Northern Ireland for 999 years from 1st November 2006 subject to a rent of £1 if demanded. A copy of the title is available for inspection by bona fide interested parties.

Rates

There are two separate entries on the Valuation List as follows:

Building 1 - NAV £428,500 - Rates Payable 2021/22 estimated £230,600 pa

Building 2 - NAV £62,300 - Rates Payable 2021/22 estimated £33,500 pa

(Source: LPS on-line Database - Note: Interested Parties are recommended to make their own enquiries with regards to Rating).

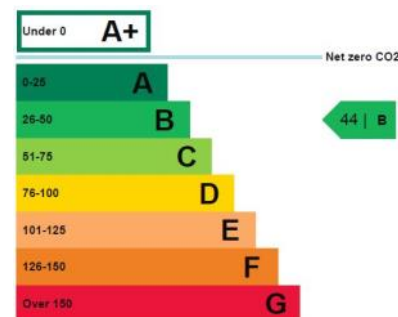
Service Charge

The lease provides that the Lessee pays a Service Charge to cover a proportion of Services provided by the Lessor within the Estate, including maintenance of Estate Roads, street lighting, grass cutting and security services.

EPCs

Building 1 - B44

Building 2 - B45



MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

T: 028 90 205 900
E: info@mcconnellproperty.com



McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900

www.mcconnellproperty.com

Proposal

Offers are invited in the region of £3,500,000 plus VAT for the Long Leasehold Interest

VAT

It is anticipated that VAT will be payable on the Purchase Price

Further Information and Viewing Arrangements please contact:

Belfast:

McConnells - JLL Alliance Partner - Tel +44(0) 28 90 205 900

Rory McConnell +44 7802 408 170

Frazer Hood +44 775 381 7003

Phil Culbert +44 7495 554 114

Dublin - JLL - Nigel Healy + 353 86 257 5851

USA - JLL - Grant W Glattly +1 630 649 9220



CUSTOMER DUE DILIGENCE: As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/uksi/2017/692/made>). 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 McConnell Chartered Surveyors. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

© Crown Copyright 2021

McConnell Chartered Surveyors for themselves and for the vendors/landlords of this property whose Agents they are, give notice that:- (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of McConnell Chartered Surveyors has any authority to make or give representation or warranty in relation to this property.