



# McCONNELL

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

## 028 90 205 900

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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

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**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.**





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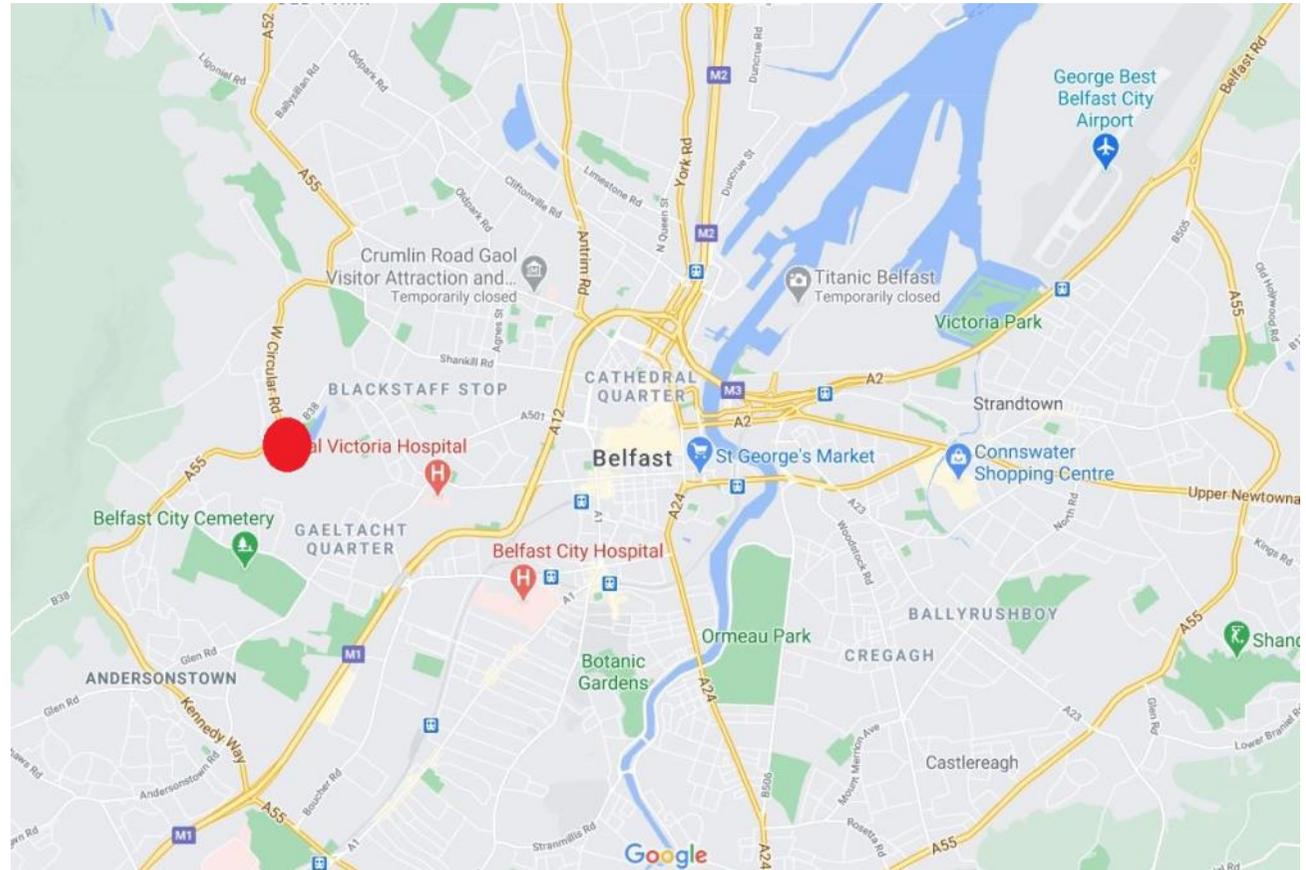
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The excellent road network provides rapid access to Belfast city centre and to all major transport hubs.

|   |                 |
|---|-----------------|
| <b>Belfast City Centre</b>              | <b>2 miles</b>  |
| <b>George Best Belfast City Airport</b> | <b>7 miles</b>  |
| <b>Belfast International Airport</b>    | <b>14 miles</b> |
| <b>Port of Belfast</b>                  | <b>4 miles</b>  |
| <b>M1 Motorway</b>                      | <b>2 miles</b>  |
| <b>Dublin Airport</b>                   | <b>99 miles</b> |

The property is set in its 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.



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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.

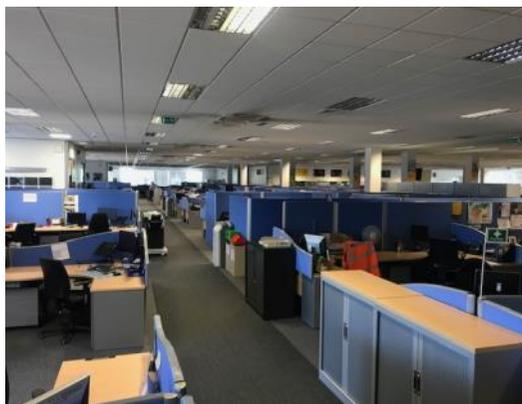
**Building 2** - a self-contained air-conditioned office building to the rear of the site extending to c. 8,500 sq ft over three floors.

**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





**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**

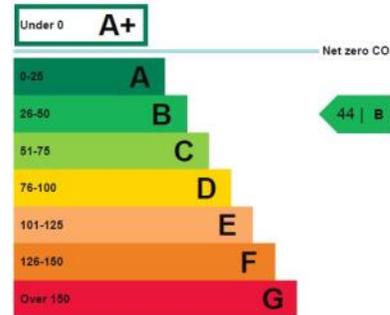
**Building 2 - NAV £62,300 - Rates Payable 2021/22 estimated £33,500 pa**

(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**





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## 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:

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