

**TO LET**



## Excellent Office Building

James House  
Quayside Office Park  
14 Dargan Crescent  
Belfast  
BT3 9JP

- Self-contained office building extending to c. 7,809 sq ft
- Available as a single-let headquarters building or on a floor by floor basis
- 40 designated car parking spaces
- Excellent transport links via M2

## LOCATION

The subject property is located on Dargan Crescent, close to its junction with Duncrue Road, within Belfast's Harbour Estate.

The property benefits from easy access to the M2 motorway at the Fortwilliam interchange and Belfast City Centre is located approximately 3 miles to the South.

## DESCRIPTION

The subject property is a self-contained two storey building which comprises 7,809 sq.ft of modern refurbished office accommodation, along with 40 dedicated parking spaces.

Internally the space will be refurbished throughout to include new carpets and LED lighting. Please contact the agent for further details on the concept palette designs.

The reception and lobby areas have been refurbished to a very high standard and the building avails of a passenger lift. Kitchen and W.C facilities are provided at both ground and first floor level.

## ACCOMMODATION

Floor	Net Internal Areas	
	Sq.ft	Sq.m
Ground	3,823	355.2
First	3,986	370.3
<b>Total</b>	<b>c.7,809</b>	<b>c.725.5</b>



## Concept Palette Design

### CONCEPT PALETTE

The office space palette features a dominant monochrome palette creating a minimalist and modern aesthetic.



Natural wood tones of oak are introduced to create a warm contrast against the cooler tones of the main palette.



CGI's

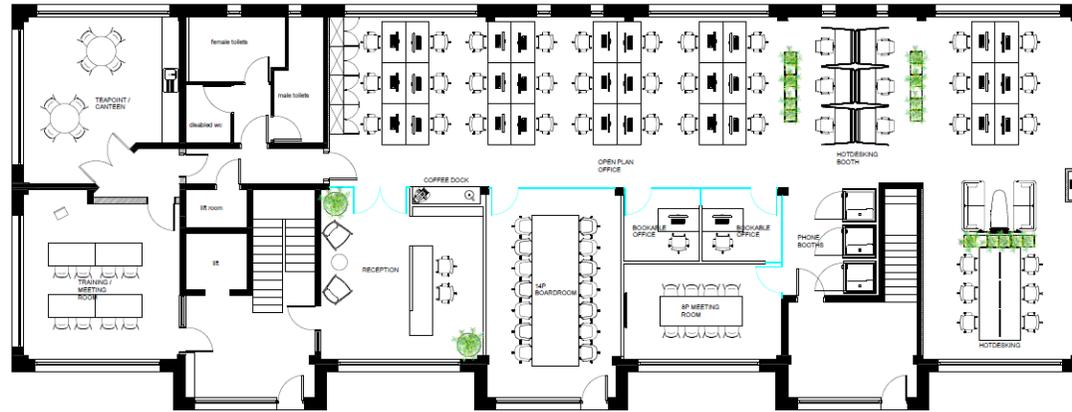


CGI's



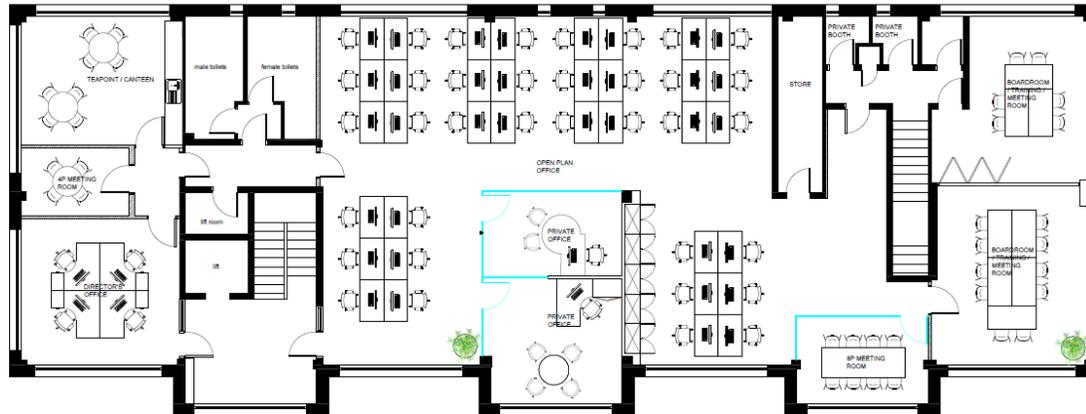
## FLOOR PLAN OPTIONS

### Option 1 - Agile



GROUND FLOOR

### Option 2 - Traditional



FIRST FLOOR



## LEASE DETAILS

- Rent: On application
- Ground Rent: An estate ground rent is payable by the Tenant, currently £11,143 p.a. (paid quarterly).
- Term: Negotiable subject to periodic upward only rent reviews.
- Repairs: Effectively full repairing and insuring terms, by way of a service charge liability.

## VAT

All prices and outgoings stated are exclusive of VAT, which is chargeable.

## RATES

To be assessed. Estimated Net Annual Value of the premises is £90,700.

The current commercial rate in the pound is £0.572221 (2023/24) therefore the approximate rates payable in 2023/24 are £51,900.

(Note: prospective Tenants are advised to make their own enquiries in relation to rates).

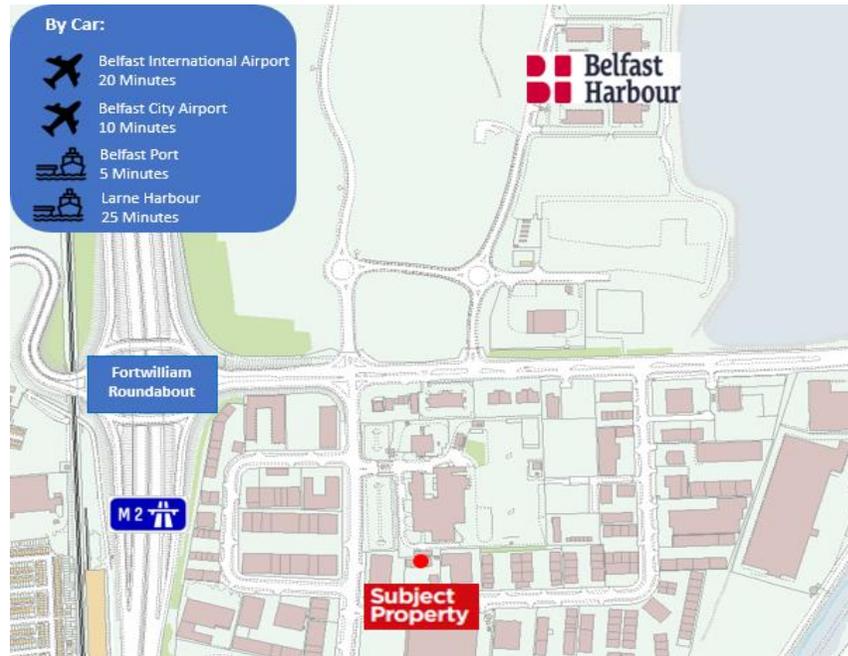
## EPC

The property has an energy performance rating of C64.

The full certificate can be made available upon request.



## LOCATION



### 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/ukxi/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.

## VIEWING

For further information or to arrange a viewing, please contact:

McConnell

JLL Alliance Partner

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