

# McConnell



**028 90 205 900**  
mcconnellproperty.com

**TO LET**



## Modern First Floor Office Suite

Unit 10B4  
Weavers Court Business Park  
Linfield Road  
Belfast  
BT12 5GH

- Accommodation extends to c. 2,221 sq ft.
- Generous on-site car parking
- Highly accessible edge of City Centre location

Montgomery House,  
29-31 Montgomery Street, Belfast, BT1 4NX

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

## LOCATION

Weavers Court is strategically located next door to the new Weavers Cross Transport Hub, just 8 minutes walk to City Hall and less than 5 minutes drive to the motorway network.

Weavers Court is already hugely popular with technology firms due to its connectivity - every unit has direct access to a non-contested 10GB Fibre Optic Cable.

Facilities within this unique campus style development include courtyard café; gym; 24/7 manned security; CCTV; bicycle stands and plenty of green open space.

## DESCRIPTION

The property forms part of a purpose built edge of City Centre business park. The subject comprises c. 2,221 sq ft of self contained, modern office accommodation with dedicated parking. Ample free staff and visitor parking is available on a first come first served basis.

Internally the space has been finished to a high standard throughout and comprises a mix of open plan and private office space with a kitchen area contained within. The property also benefits from a passenger lift.

Communal W.C. facilities are also provided.

## LEASE DETAILS

Rent: £14.00 psf + VAT

Term: Subject to negotiation

The space will be offered on effectively Full Repairing and Insuring terms via recovery of a service charge.



## SERVICE CHARGE

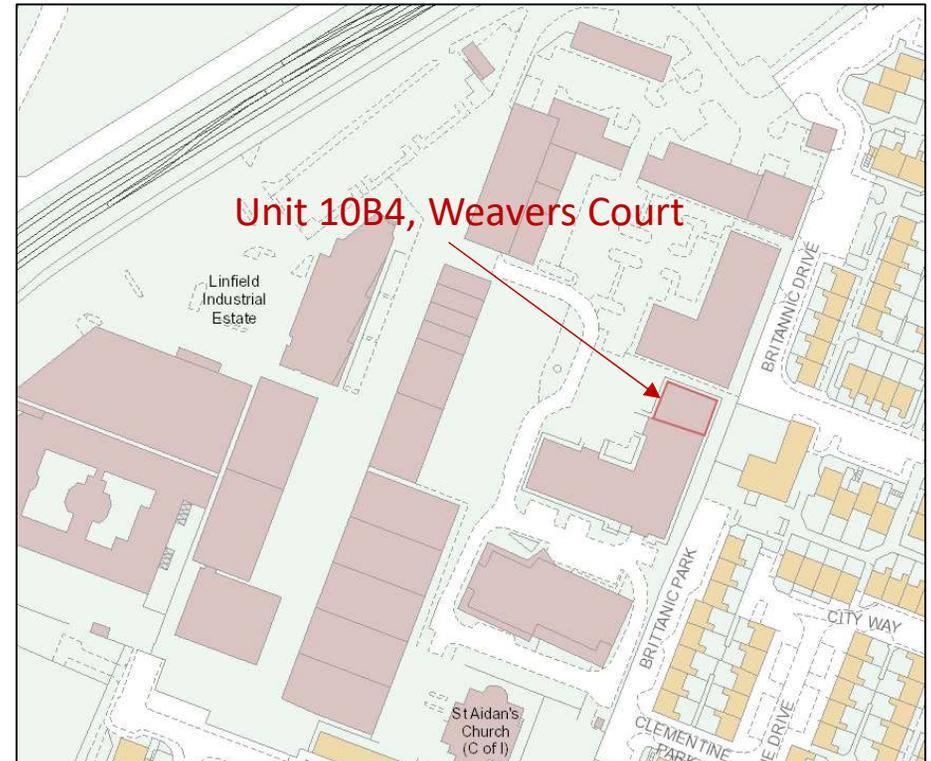
A service charge will be levied to cover a fair proportion of the cost of external repairs and maintenance, security and upkeep of common areas, management etc.

## INSURANCE

An incoming tenant will be responsible for reimbursing a fair proportion of the landlord's building insurance premium.

## VAT

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



## RATES

We are advised by Land & Property Services that the Net Annual Value of the property is £33,700

The current commercial rate in the pound is £0.599362 (2024/25).

Therefore, the rates payable for 2024/2025 are estimated at £20,000.

Interested parties are advised to make their own enquiries in respect of rates.

## EPC

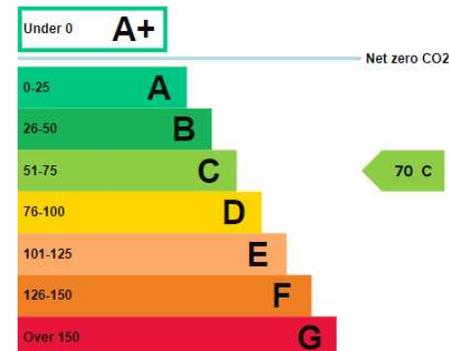
The property has an energy rating of C70.

The full certificate can be made available upon request.

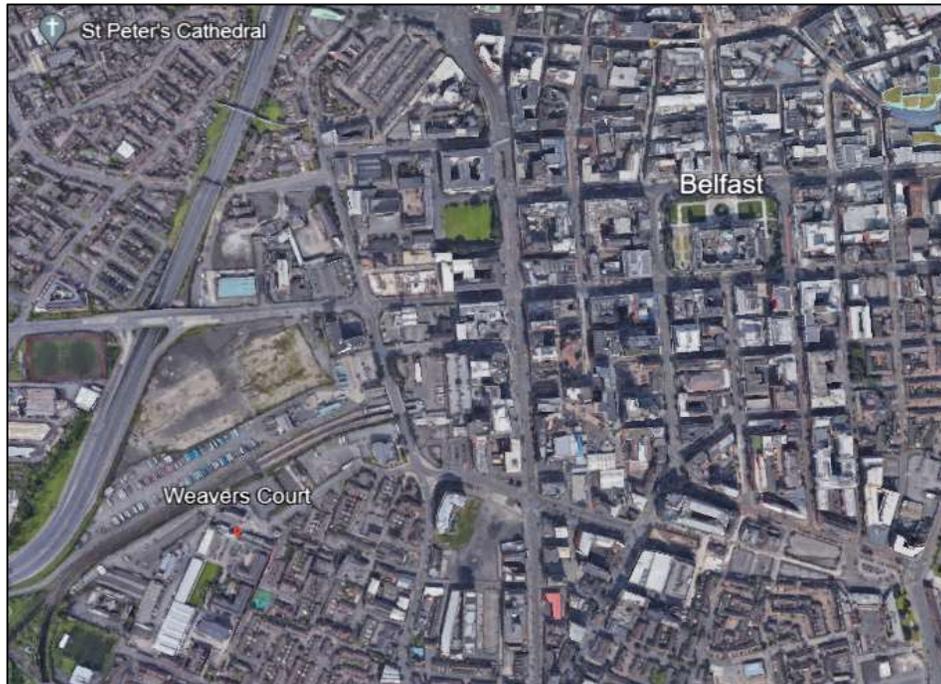
Unit 10 Weavers Court Business Park Linfield Road BELFAST BT12 5GH		Energy rating <b>C</b>
Valid until <b>18 December 2031</b>	Certificate number <b>7587-4357-2085-1639-4582</b>	
Property type	B1 Offices and Workshop businesses	
Total floor area	2,516 square metres	

### Energy rating and score

This property's energy rating is C.



## 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 Property. 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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[ross.molloy@mcconnellproperty.com](mailto:ross.molloy@mcconnellproperty.com)

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