



TO LET High Spec Ground Floor Office Suite of c. 2,000 sq ft with 6 Dedicated Car Parking Spaces
**Suite 5A, Alexander House, Castlereagh Road
Business Park, 478 Castlereagh Road, BT5 6BQ**

LOCATION / DESCRIPTION

Prominent and easily accessible East Belfast office park fronting the Castlereagh Road, close to its junction with the Ballygowan Road (A23) and Belfast's Outer Ring Road (A55).

Only 2 miles (5 minutes drive) from the City Centre and close to all local amenities (Lidl, Tesco, Spar etc).

Suitable for businesses / professional office users with benefit of 6 no. dedicated car park spaces with abundant free on-street parking nearby in Montgomery Road and on a Metro Bus Route with stops directly outside the Park.

Finishes include:

- Carpeted flooring
- Painted / Plastered Walls
- Three compartment screed trunking
- Suspended ceilings with recessed / diffused lighting
- Part glazed partitioning to individual offices
- Gas fired heating
- Kitchen & WC facilities
- Intercom entry system
- 6 no. dedicated car park spaces

Other occupiers in the Park include CJS Payroll, Headway, Blue Zinc IT, Red Rock Financial, McAuley Financial, Signature Works and Pacem Glover.

ACCOMMODATION

DESCRIPTION

GROUND FLOOR
(Comprising open plan office, 2 no private offices, store / server room, kitchen, male & female / disabled WC's)

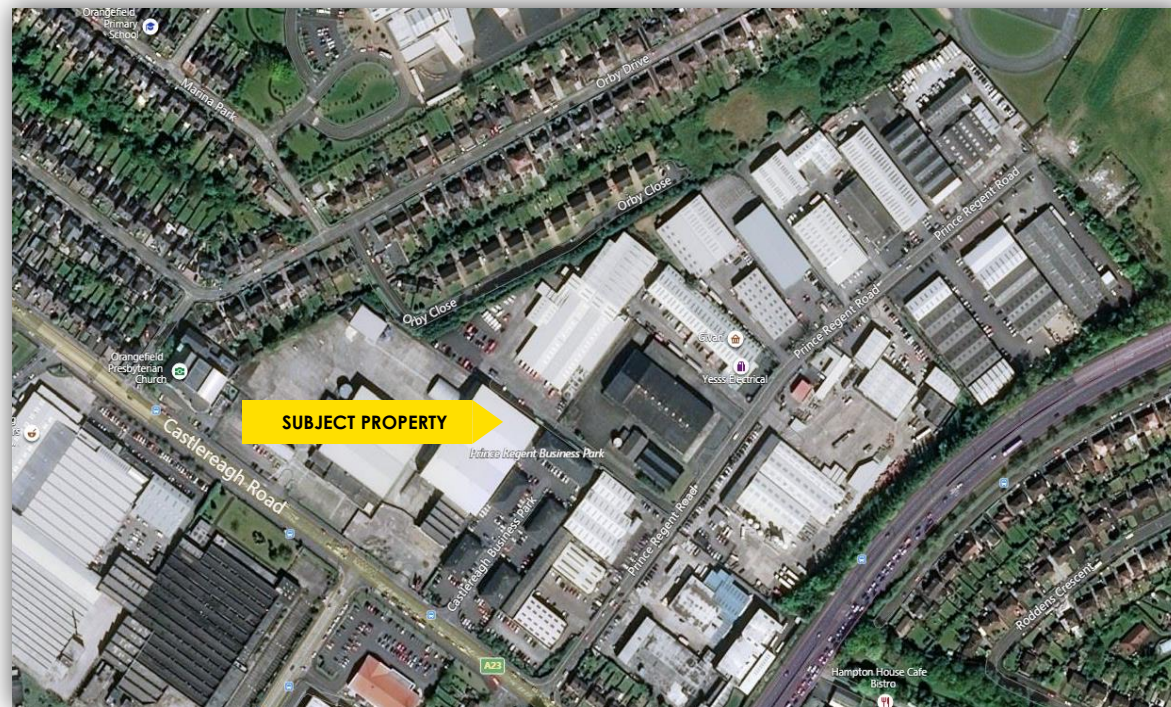
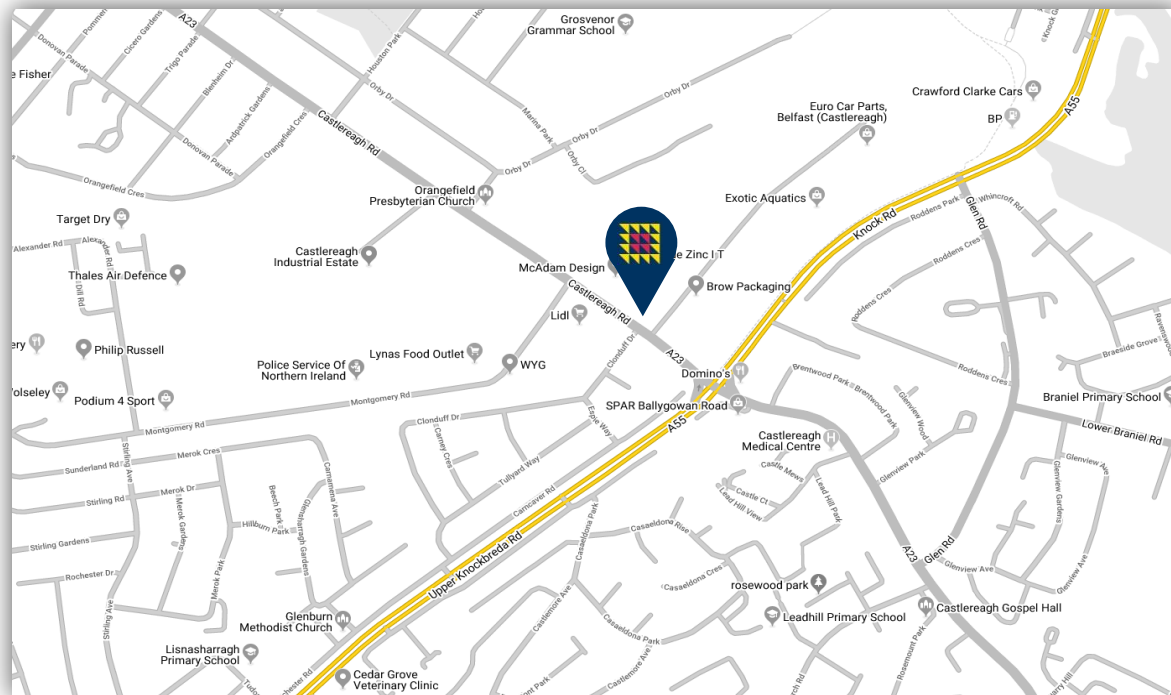
Available January 2021

AREA sq m

c. 185 sq m

AREA sq ft

2,000 sq ft





Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

44 This is how energy efficient the building is.

LEASE DETAILS

TERM:	Negotiable subject to periodic upwards only Rent Reviews
RENT:	£13.50 per sq ft / £27,000 per annum
REPAIRS /	Effective full repairing and insuring lease
INSURANCE:	by way of service charge contribution
SERVICE CHARGE:	Applicable in relation to maintenance and repairs of common areas, lift maintenance, electricity and management costs etc.
VAT:	All prices, outgoings etc are exclusive of, but are subject to VAT.

NAV

From our review of the Land and Property Service online website, the NAV for the subject property is £16,600. The commercial rate in the pound for 2020 / 2021 is £0.538166.

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.

FURTHER DETAILS



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Our Ref: IMCC/EC/8976

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 5 years from when you cease to have a contractual relationship with OKT. 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.

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at 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 their accuracy is not guaranteed and any intending purchaser or tenant 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 O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.