



# FOR SALE / TO LET

Modern Self-Contained Office building extending to c. 5,000 sq ft (464 sq m)

**Unit 15, Pilots View, Heron Road, Sydenham  
Business Park, Belfast, BT3 9LE**





# LOCATION

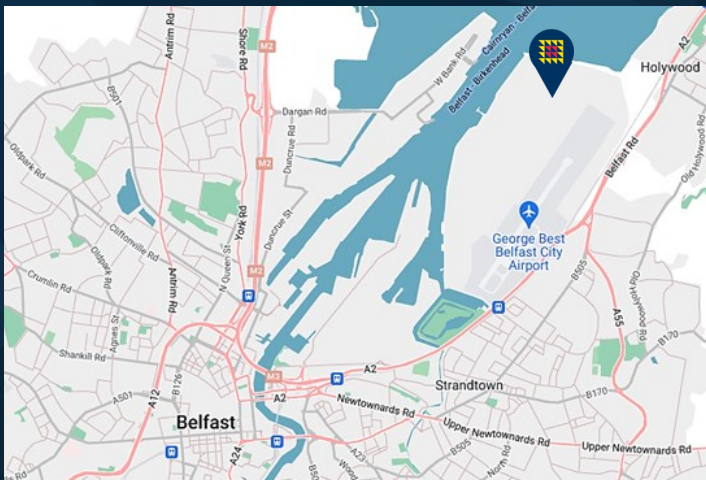
**Belfast is Northern Ireland's capital city and largest urban settlement, having a population of c. 670,000 within its Metropolitan area. The city is located approximately 103 miles north of Dublin and 75 miles southeast of Londonderry.**

The subject property is situated within Sydenham Business Park, one of Belfast's premier business parks, located c. 2 miles from Belfast City Centre.

The park is in close proximity to Belfast City Airport and the D5 development whose occupiers include Sainsbury's, B&Q, Ikea and Decathlon. The property benefits from excellent transport links to Greater Belfast, the Docks and the wider province via the M3 bridge interchange and Sydenham Bypass.

Neighbouring occupiers include:

- Phoenix Gas
- Calor Gas
- Johnston Kennedy Accountants
- ASM Financial Planning
- Virgin Media



**C. 5  
MILES**

TO  
BELFAST CITY  
CENTRE



12 MINS DRIVE TO  
M1, M2 & M3  
MOTORWAYS



15 MINS DRIVE TO  
BELFAST  
HARBOUR



6 MINS DRIVE TO  
GEORGE BEST  
BELFAST  
CITY AIRPORT



# DESCRIPTION

The subject comprises a modern, self contained office building within a secure and established office park.

The property comprises of a two storey building of a steel framed construction with block brick walls. Externally the property has been cladded with Portland Stone and metal cladding. A large portion of the building is made up with double glazed windows which have led to an excellent level of natural light.

Internally the property is accessed by both a front and rear entrance. The property has been internally fitted out to a high standard and provides open plan office accommodation over two levels. Finishes include plastered and painted walls, perimeter trunking (ground floor), carpeted raised access floor (first floor), suspended ceilings with LED lights and also kitchen and WC facilities on both the ground and first floors. Additionally, the property benefits from an Air conditioning system throughout.

Externally the property benefits from 15 No. dedicated car parking spaces.

# ACCOMMODATION

Description	Area sq m	Area sq ft
GROUND FLOOR	c. 232 sq m	c. 2,500 sq ft
FIRST FLOOR	c. 232 sq m	c. 2,500 sq ft
<b>TOTAL AREA</b>	<b>c. 464 sq m</b>	<b>c. 5,000 sq ft</b>

# SALES DETAILS

PRICE: Offers in excess of £295,000 exclusive

TITLE: Long leasehold

## 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/uk/si/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.

FILE REF: 9448



# LEASE DETAILS

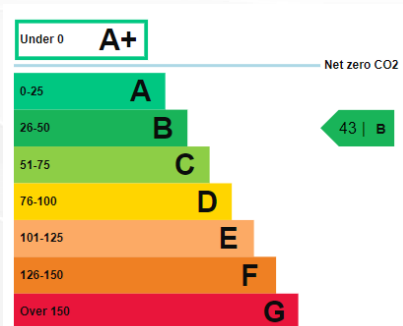
RENT:	£30,000 per annum exclusive
TERM:	Negotiable
REPAIRS/INSURANCE:	To be confirmed
SERVICE CHARGE:	£1,160 plus VAT
GROUND RENT:	£11,034 plus VAT
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.

## NAV (RATEABLE VAULE)

We are advised that the current NAV for the subject is £42,900. The commercial rate in the pound for 2022 / 2023 is £0.551045.

**Please note that all prospective purchasers should make their own enquiries to confirm the NAV / rates payable.**

## EPC CERTIFICATE



## CONTACT DETAILS

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