



**Instinctive
Excellence
in Property.**

To Let

Office Unit

Unit 14 Pilots View
Sydenham Business Park
Heron Road
Belfast
BT3 9LE

OFFICE



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Location

Sydenham Business Park is regarded as one of Belfasts premier business locations located approximately 4 miles east of Belfast city centre, benefitting from convenient access to the motorway network and George Best City Airport.

Surrounding occupiers include, ASM Financial Planning, Johnston Kennedy Accountants and Guide Dogs Northern Ireland.

Description

This property comprises of a modern detached two storey office building of steel frame construction with a metal clad roof, brick walls that have been externally clad with Portland Stone and part feature cladding.

Internally the unit is finished to include:-

- Painted and plastered walls
- Concrete flooring
- Perimeter trunking
- Gas fired central heating
- Air conditioning
- Intercom system

The property also benefits from 18 car parking spaces.

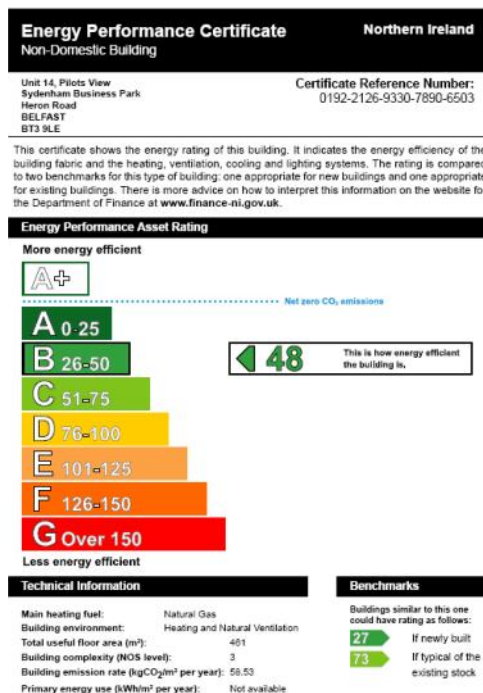
Accommodation

Floor	Area Sq M	Area Sq Ft
Ground	170	1,830
First	<u>186</u>	<u>2,002</u>
TOTAL	356	3,832

Lease Details

Term	:	Negotiable
Rent	:	£43,000
Repairs & Insurance	:	Full repairing & Insuring
Service Charge	:	To be confirmed

EPC



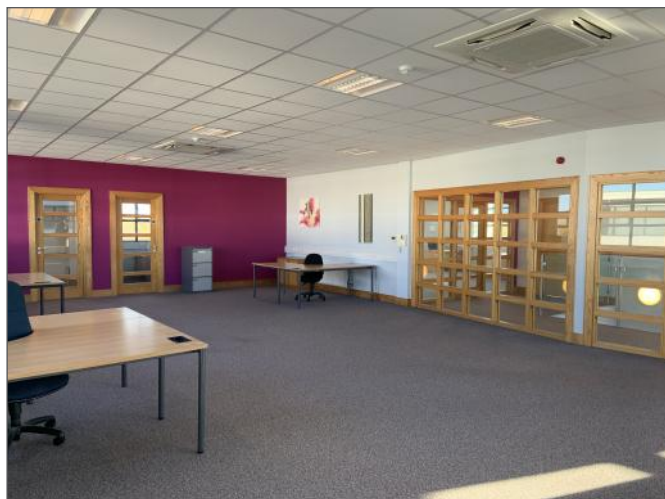
Land & Property Services

NAV	:	£40,600
Rate in the £ for 2019/2020	:	£0.614135
Estimated rates payable	:	£24,933

VAT

All prices quoted are exclusive of but may be liable to VAT.

Photos



Location Maps



FOR INDICATIVE PURPOSES ONLY

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