



**Osborne  
King**

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[www.osborneking.com](http://www.osborneking.com)

**WAREHOUSE / SHOWROOM  
/ OFFICE UNITS**



**FOR SALE / TO LET**

**HIGH PROFILE SHOWROOM /  
WAREHOUSE / OFFICE UNITS**

**HERON BUSINESS PARK  
HERON ROAD  
BELFAST**

COMMERCIAL PROPERTY  
CONSULTANTS

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- The development is located within Sydenham Business Park which is approximately 2 miles east of Belfast city centre and is adjacent to Belfast City Airport.
- Sydenham Business Park has experienced considerable development in recent years and is now regarded as Belfast's premier business park and includes occupiers such as BIC Systems, Phoenix Gas, ICL, Bank of Ireland, SOS Group and Department of Finance and Personnel.
- Heron Business Park is now anchored by All Metal Services who have recently acquired c. 26,000 sq.ft. as their Northern Ireland Headquarters.

## **DESCRIPTION**

The units are available to a shell specification: -

- Steel portal frame and block construction.
- Power floated concrete floor.
- Polyester powder coated aluminium double glazed and grey tinted windows.
- 3 phase electricity to electrical point.
- Ducts for telecommunication and water supply.
- Roller shutter to rear.

## **ACCOMMODATION**

The scheme comprises of 26 units each of 3,300 sq.ft. of footprint plus potential of c. 1,650 sq.ft. on 1st floor mezzanine which can be installed upon request at an additional charge.

### **BLOCK A**

Units A3-A5      c. 3,300 sq.ft. - c. 9,900 sq.ft.  
(c.306.5 sq.m.)- (c.919.73 sq.m.)

### **BLOCK B**

Units B2-B4      c.3,300 sq.ft. - c.9,900 sq.ft.  
(c.306.5 sq.m.) - (c.919.73 sq.m.)

### **BLOCK C**

Units C1-C8      c.3,300 sq.ft. - c.26,400 sq.ft.  
(c.306.5 sq.m.) - (c.2,452.6 sq.m.)

## **SALE DETAILS**

Blocks A & B	:	Shell £50 per sq.ft. exclusive.
Blocks C	:	Shell £45 per sq.ft. exclusive.

## LEASE DETAILS

Rent	:	£5.50 per sq.ft. exc.
Lease	:	15 year lease with upwards only rent review at year 5/10.
Repairs / Insurance	:	Full repairing and insuring basis.
Ground Rent	:	For the balance of 125 years initially estimated to be c. £2.00 per sq.ft. based on the footprint area of each premises. This figure includes a collection charge and is subject to review in line with the Retail Price Index.
Service Charge	:	Initially estimated to be £0.25 per sq.ft. based on the footprint area of each premises. This covers a fair proportion of the costs of site maintenance, public liability insurance, management fee and sundry.
Building Insurance	:	Occupiers insure their premises.

## VAT

The properties are VAT registered.

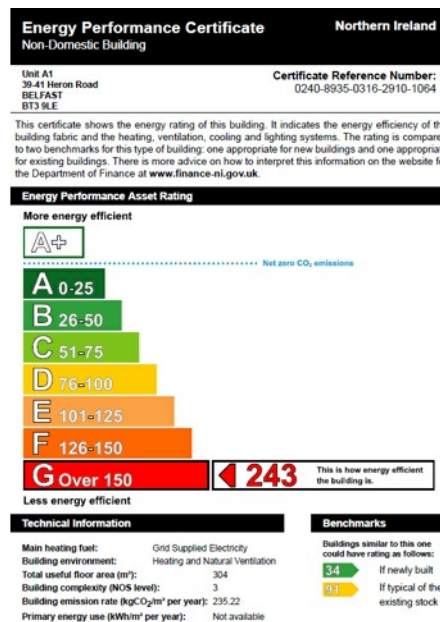
## FURTHER INFORMATION

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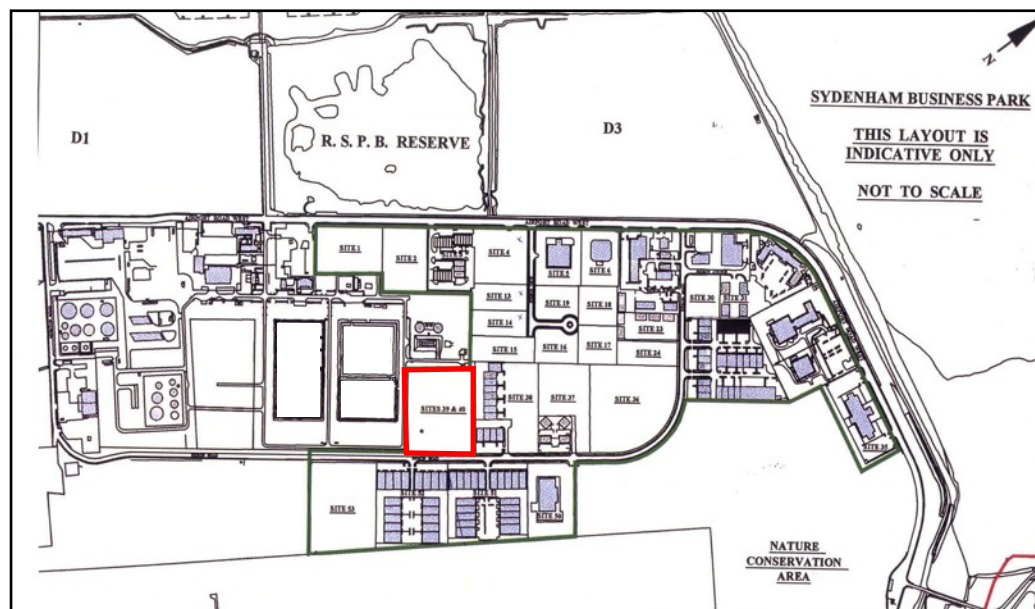
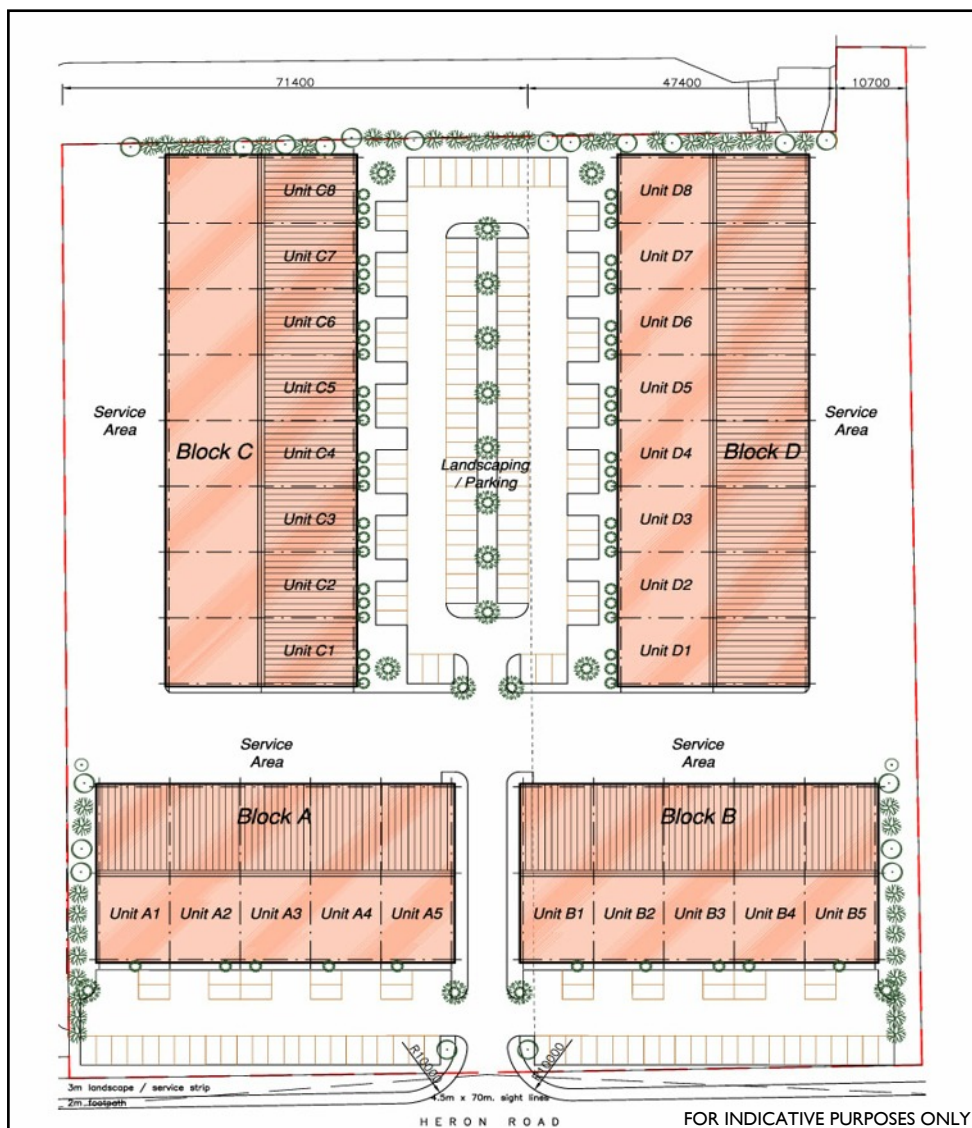
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## **EPC**







FOR INDICATIVE PURPOSES ONLY



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