



TO LET

1 - 4 Victoria Business Park, 9 Westbank Road, Belfast, BT3 9JL

Fantastic headquarter office building - office suites from 3,500 sq.ft - 21,024 sq. ft

Lisney

## Features

- Self contained office building comprising 21,024 sq ft in total
- Excellent Headquarters building
- Potential to split the building with suites available from c. 3,500 sq ft upwards
- 88 demised on site car parking spaces plus 14 visitor spaces
- Easily accessible to Belfast City Centre and in close proximity to the Docks

## Location

The property is located off the Westbank Road in the north foreshore area.

Victoria Business Park is easily accessible to the City Centre and beyond due to the excellent transport links afforded to the area, by way of the M2 Motorway.

The property is located approximately 5 miles from Belfast City Centre.



## Description

The building is arranged over ground and first floors and is finished to include perimeter trunking, carpeted floors, plastered and painted walls, suspended ceilings with recessed lighting, double glazed windows and gas fired heating.

Internally the suite comprises:-

- 2 entrances
- Reception
- Open plan offices
- Numerous meeting rooms
- Large Kitchen / breakout area
- Toilet facilities

## Accommodation

21,024 sq ft

There is the potential to subdivide the offices, further details upon request.



## Car Parking

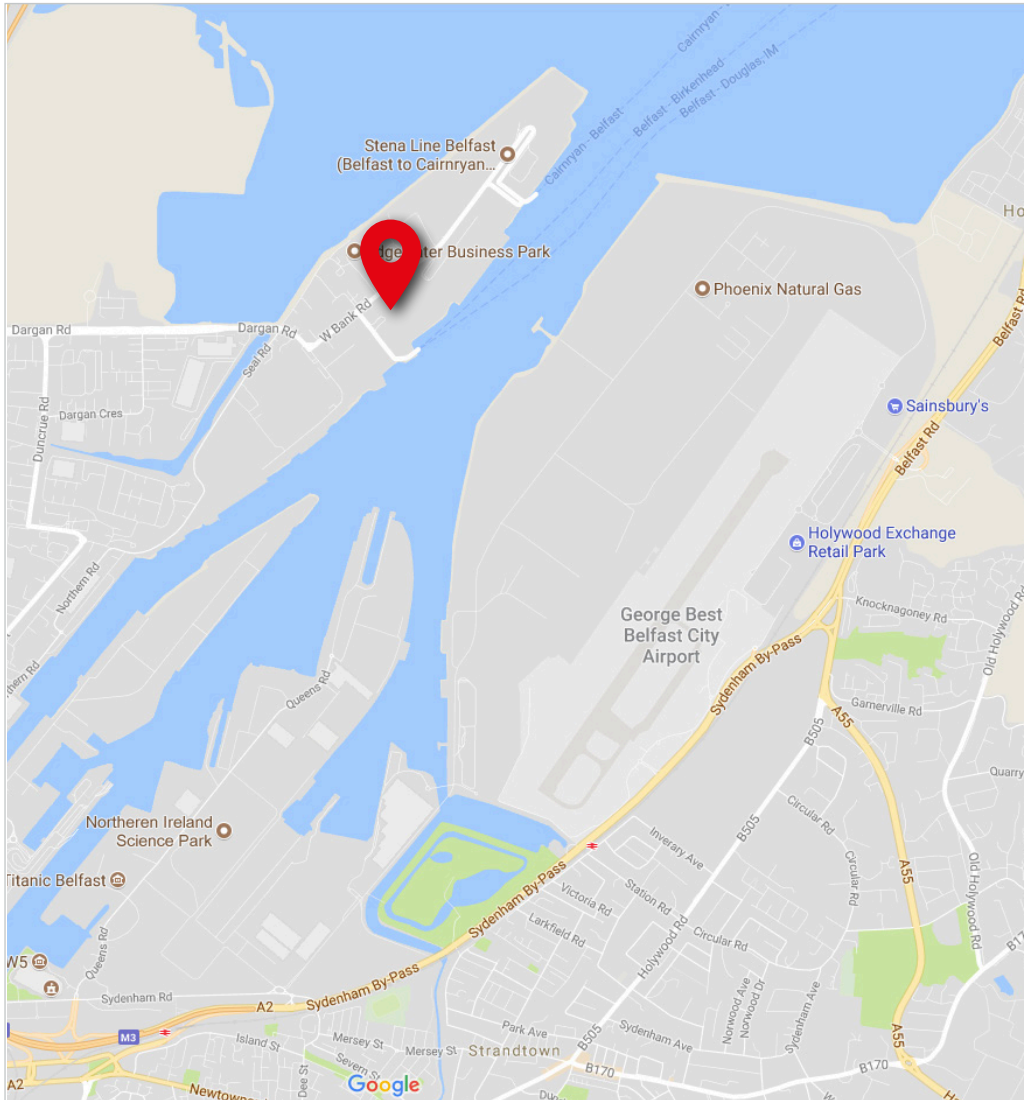
There are 88 demised on site car parking spaces plus 14 visitor spaces.

## Service Charge

service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, insurance and upkeep of common areas.







### EPC - C51

The property has an energy rating of C51. Full certificates can be made available upon request.

**Energy Performance Certificate** Northern Ireland  
Non-Domestic Building

Unit 1-4  
Victoria Business Park  
9 Westbank Road  
BELFAST  
BT3 9JL

Certificate Reference Number:  
0294-2205-7530-6790-2303

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at [www.finance-ni.gov.uk](http://www.finance-ni.gov.uk).

**Energy Performance Asset Rating**

More energy efficient

A+	0-10
A	10-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

Less energy efficient

**51** This is how energy efficient the building is.

### Rent

£10 psf.

### Terms

A new lease on Full Repairing and Insuring terms is available.

### Rates

We have been verbally advised by the Rates Authority that the property is currently assessed as follows:

- Rateable Value: £127,500
- Rate Pounding for 22/23: £0.551045
- Rates payable 22/23: £70,260

### VAT

All prices, outgoing and rentals are stated exclusive of but may be liable to VAT.

### Contact

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