



TO LET

SUITE 5B VICTORIA BUSINESS PARK, 9 WEST BANK ROAD, BELFAST, BT3 9JL  
FIRST FLOOR OFFICE SUITE OF C. 1,281 SQ.FT. WITH ON SITE PARKING.

Lisney

## Features

- Excellent first floor office suite.
- Comprising c. 1,281 Sq.Ft.
- 5 car parking spaces.
- Excellent access from the motorway network.

## Location

The subject property is situated on West Bank Road within the North foreshore, Belfast Harbour Industrial Estate.

The suite is approximately 1 mile from the Fortwilliam Interchange and has easy access to both the City Centre and the main motorway network.

The Suite also benefits from close proximity to the Victoria freight and passenger ferry terminal.

## Description

The overall property comprises a two story office with on-site car parking spaces.

Access is via a common reception area for the ground and first floor tenants only.

The first floor accommodation comprises an open plan office, meeting room and store.

- Carpeted flooring
- Plaster painted walls
- Suspended ceiling
- Recessed fluorescent lighting
- Kitchen
- Male & female toilet facilities

5 on site car parking spaces are available plus visitor parking. Additional parking can be provided, if required.



## Accommodation

	Size
First Floor	1,281 Sq.Ft. approximately

## Repairs & Insurance

The space will be let on effective full repairing and insuring terms by way of service charge recovery.

## Service Charge

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

The current service charge and insurance for the year 2020/21 is approximately £1.10 psf.

## Rent

£15,000 exclusive per annum.

## Term

By way of negotiation.

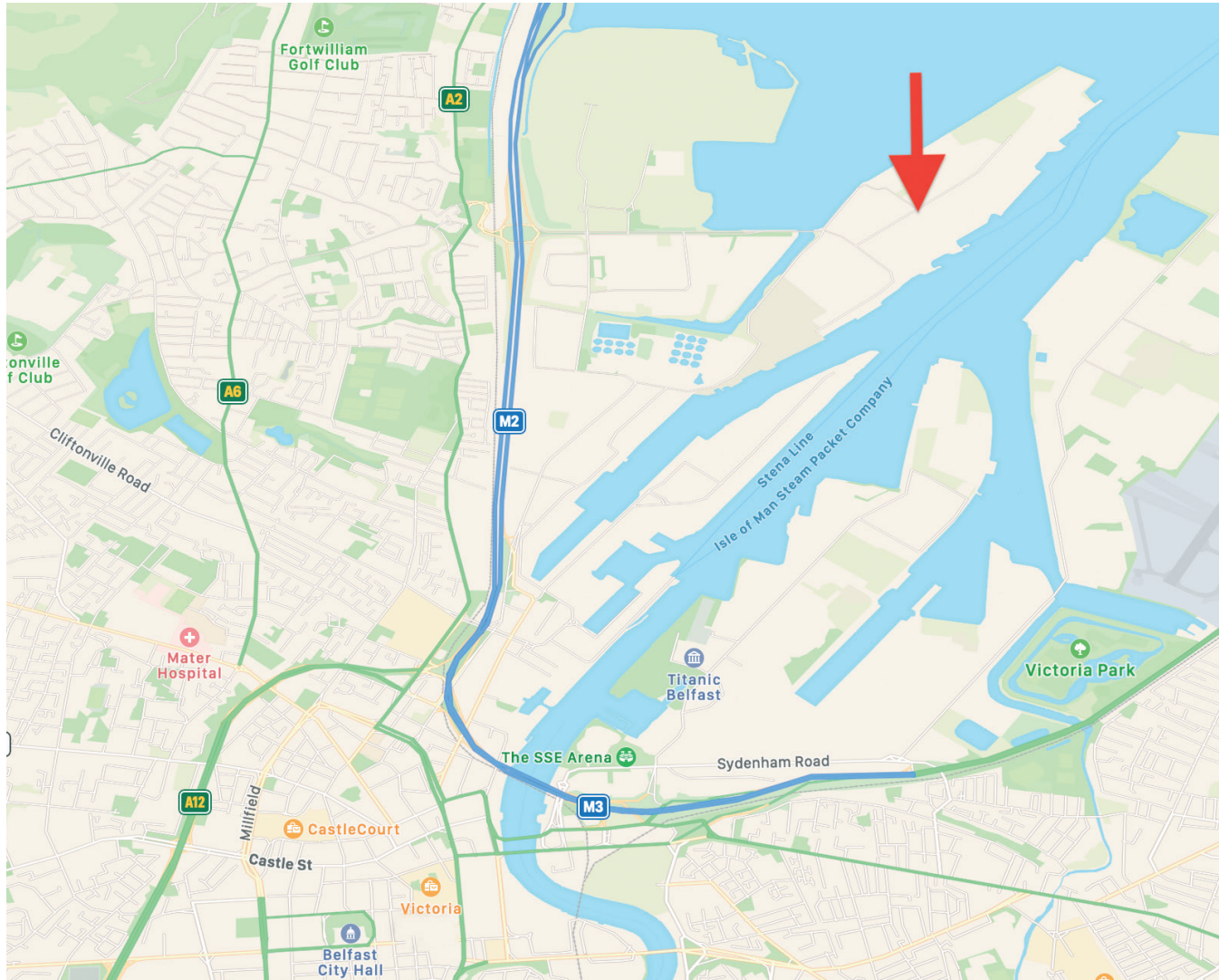
## Rates

We understand the following;

NAV - £10,700

Rates Payable 22/23 - £5,896.18

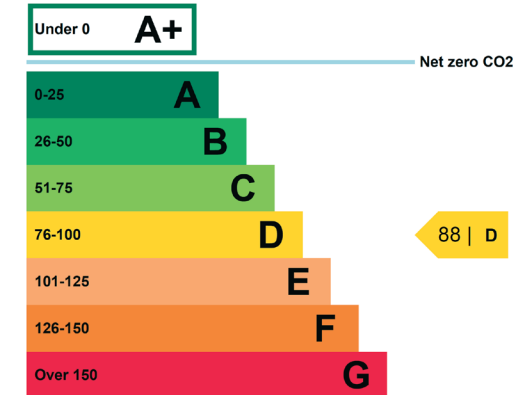




## EPC

The property has an Energy Efficiency rating of D88.

The full certificate can be made available upon request.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT

## Contact

Strictly by appointment with the sole Letting agent Lisney. For further information please contact:

Andrew Gawley

028 9050 1552 / 079 1700 7522

agawley@lisney.com

Further information is available at [www.lisney.com](http://www.lisney.com)