



TO LET

SYDENHAM BUSINESS PARK, 4C HERON WHARF, HERON ROAD, BELFAST, BT3 9LE
MODERN, SELF-CONTAINED OFFICE SUITE, FLOOR AREA 2,636 SQ FT WITH ON-SITE PARKING FOR 8 VEHICLES

Lisney

Features

- Floor area – c. 2,636 sq. ft.
- 8 dedicated parking spaces.
- Fully fitted to an excellent modern standard, ready for immediate occupation.
- Situated within a modern, landscaped office park convenient to the city centre, George Best city airport and major arterial roads.
- In close proximity to Hollywood town and Hollywood Exchange Retail Park occupied by a range of well known retailers including Sainsbury's , B&Q, Ikea, Lidl and Decathlon.

Location

Situated within the Sydenham Business district c. 3 miles to the east of Belfast city centre and within 3 miles of Hollywood town centre.

Accessed off Heron Road, situated within a modern, landscaped office park convenient to the city centre, major roads network, George Best City Airport and Hollywood Exchange Retail Park.

Description

Heron Wharf is a modern office park of 4 no. similar design, 2 storey office buildings.

The subject is an end of terrace, self-contained unit arranged on ground and first floor.

At ground floor the unit currently provides a reception area, two private offices and a disabled W.C. First floor is predominantly an open plan office space with one large private office, kitchen and WC.

The accommodation is modern and is fully fitted with double glazed windows, plastered / painted walls, carpet floors with partial perimeter trunking, suspended ceilings with strip lighting and gas fired central heating. The working space also benefits from good levels of natural lighting.



Accommodation

Arranged on ground and first floor as follows

Area	Sq. Ft
Ground Floor	453
First Floor	2,183
TOTAL	2,636 approximately



Proposed Lease Details

Rent	£18,500 pa plus Vat, if applicable
Term	By negotiation subject to periodic rent review
Repairs & Insurance	The space will be let on effective full repairing and insuring terms.
Service Charge	A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, insurance and upkeep of common areas.





Rates

We have been advised by Land and Property Services of the following:

Net Annual Value Rates	£23,300
Payable 22/23	£12,839.35 per annum

Value Added Tax

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

Contact

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

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Further information is available at www.lisney.com