



FOR SALE

37 DARGAN ROAD, FORTWILLIAM BUSINESS PARK, BELFAST, BT3 9LZ

EXCELLENT OFFICE BUILDING WITH PART INVESTMENT INCOME OF C. 5,657 SQ.FT. WITH ON-SITE CAR PARKING SPACES

Lisney

Features

- Excellent office Building with part investment income.
- Comprising c.5,657 Sq.Ft over ground, first and second floors.
- 19 car parking spaces.
- Excellent access from the Motorway network.

Description

The subject property comprises a 2-storey office building with separate own door access to the ground floor suite and the upper floors suite with parking facilities on-site.

The suites provide a range of private offices, open plan office space, reception, board room, meeting rooms, kitchen and WCs.

The offices are finished to a good standard to include suspended ceilings with recessed lighting and plaster painted walls and electric wall heaters. The upper floor has a number of air handling units.

There are 19 dedicated car parking spaces and have the benefit of shared additional spaces within the park.

Accommodation

Description	Sq Ft
Ground Floor	2,518
Upper Floors	3,139
TOTAL	5,657 approximately

Tenancy

The ground floor suite is currently vacant.

The upper floors are occupied by Everun Limited until 29th July 2023 with a passing rent of £22,500 per annum.

Location

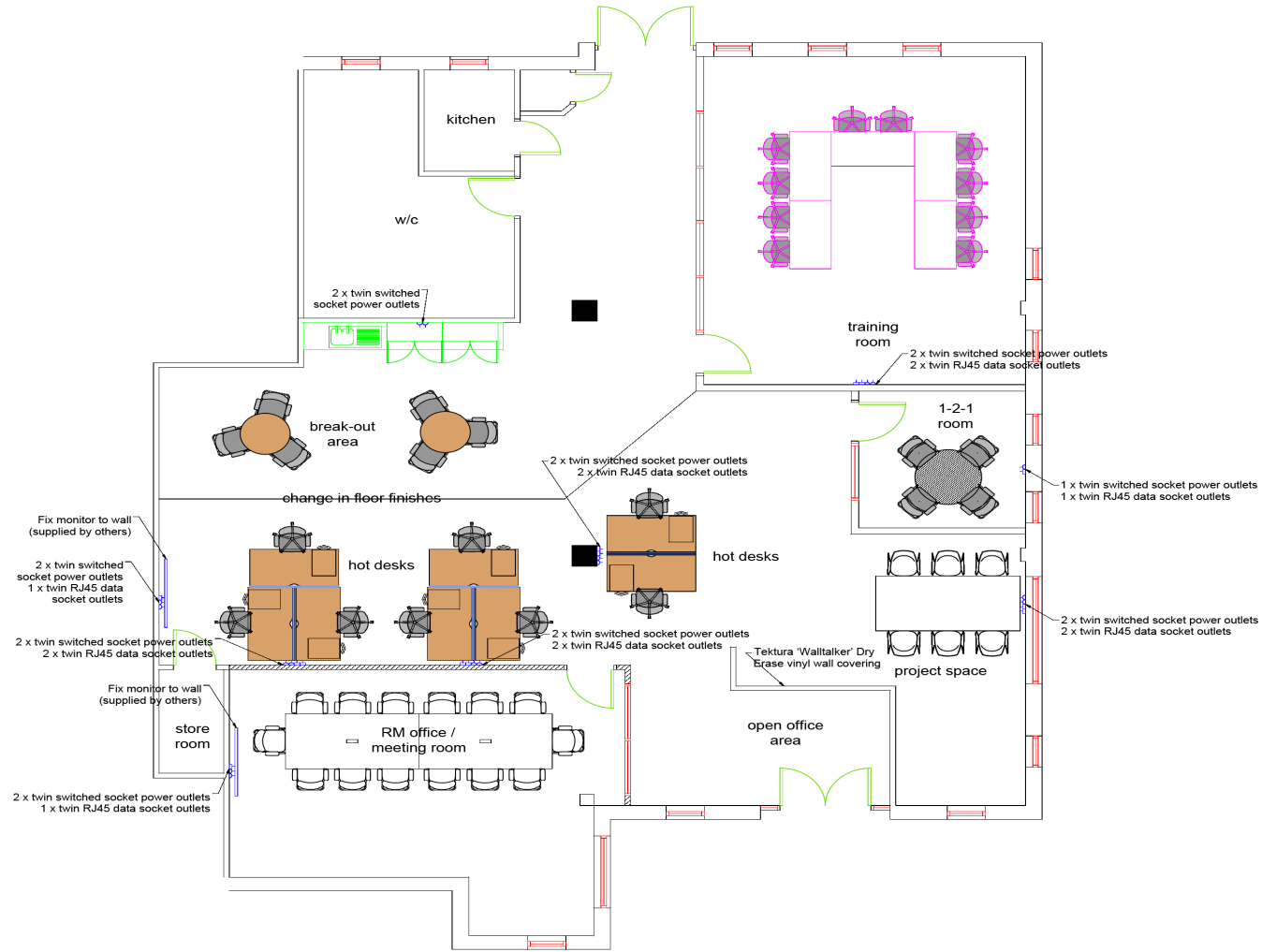
The premises are situated in the Fortwilliam Business Park on Dargan Road, in the North Foreshore and Belfast Harbour area, and benefits from easy access to both the M1 and M2 motorway networks providing excellent transport links throughout the province.

The property is situated approximately 4.5 miles (7.25 km) from Belfast City Centre. Other occupiers in the immediate vicinity include Dale Farm, I3 Digital, Everun, Kuehne + Nagel, MacBlair and Screwfix.

The building benefits from excellent tenant amenities with Ashers Bakery, Greggs and the Portside Inn all in close proximity.

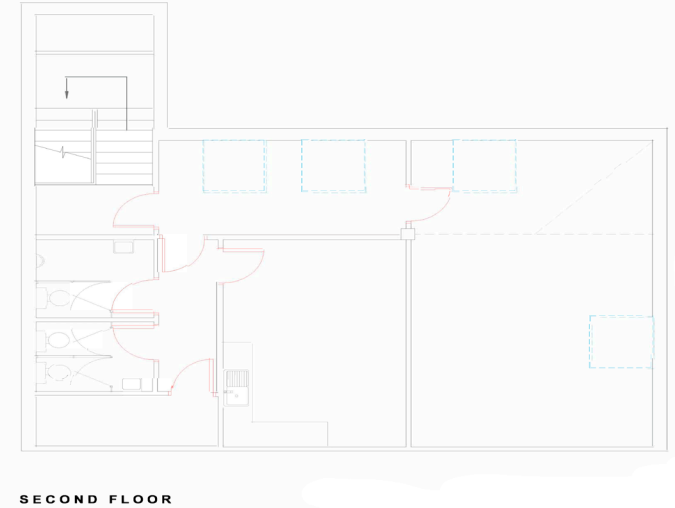
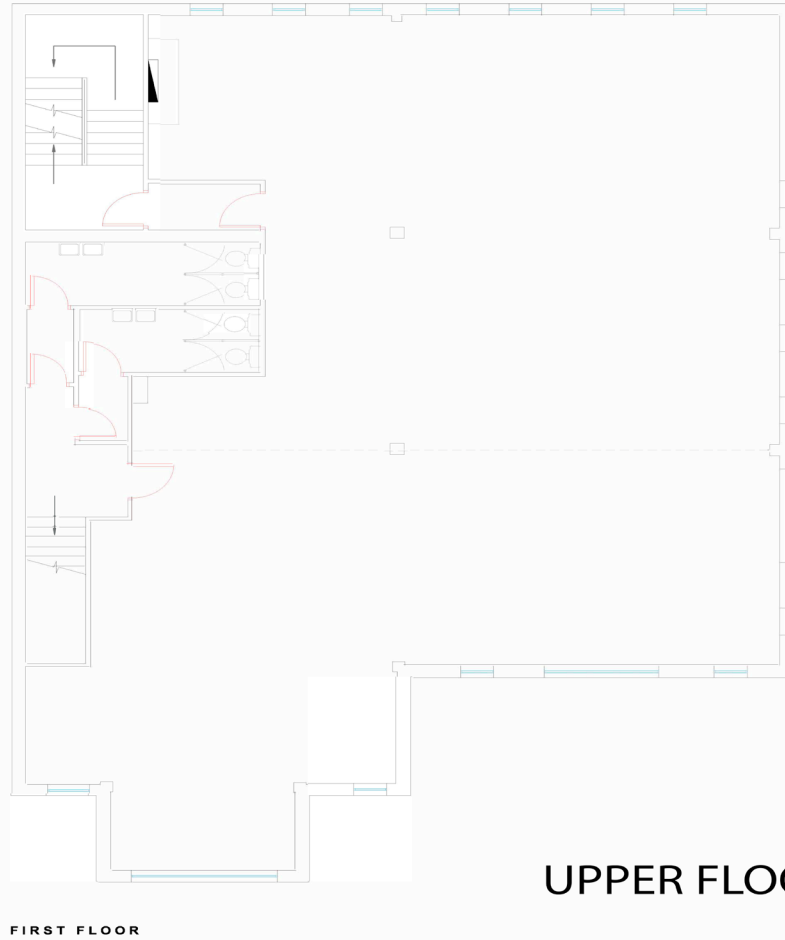


Indicative Floor Plan



GROUND FLOOR SUITE

INDICATIVE FLOOR PLAN



UPPER FLOOR SUITE

Ground Floor Suite



Upper Floor Suite



Covenant Strength

Everun Limited, Company No.(NI 602908) has a Creditsafe score of 82 out of 100 and deemed to be very low risk.

Sale Price

Price on application.

Title

We understand that the property is held by way of Long Leasehold title with the current ground rent of £11,495.

Stamp Duty

This will be the responsibility of the purchaser.

Rates Payable

Ground Floor

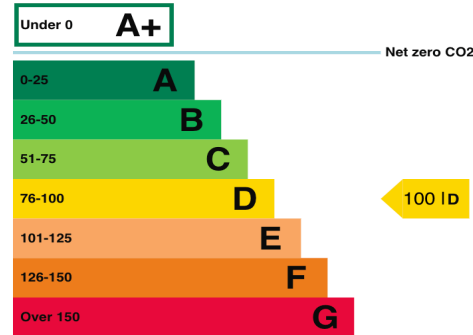
NAV	£20,300
Rate in the £ 2021/22	0.543147
Rates payable	£11,025.88

Upper floors

NAV	£28,700
Rate in the £ 2021/22	0.543147
Rates payable	£26,614.20

Energy efficiency rating for this property

This property's current energy rating is D.

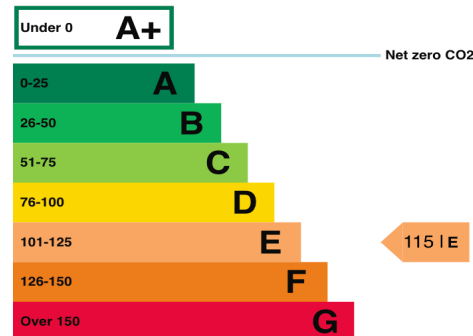


Properties are given a rating from A+ (most efficient) to G (least efficient).

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

Energy efficiency rating for this property

This property's current energy rating is E.



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.

EPC

The property has Energy Efficiency ratings of D100 for the upper floors and E115 for the Ground Floor.

The full Certificates can be made available upon request.

VAT

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

Contact

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

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or

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Further information is available at www.Lisney.com

