



TO LET

1 BRADFORD COURT, GALWALLY, BELFAST, BT8 6RB

GROUND FLOOR OFFICE SUITE WITHIN AN OUTSTANDING HQ OFFICE BUILDING COMPRISING C. 4,279 SQ.FT WITH ON SITE CAR PARKING.

Lisney

LCCC  
Lisburn &  
Castlereagh  
City Council

## Features

- Outstanding headquarter style office building with excellent profile.
- c. 4,279 sq ft office suite on the ground floor.
- Shared meeting rooms, gym and shower/changing facilities.
- On site parking with barrier controlled access.
- Situated adjacent to Forestside Shopping Centre and the Knock Dual carriageway.

## Location

The subject is located in Belfast, on Upper Galwally which can be accessed off the A24 or A55. The A24 provides direct access into Belfast, 3.5 miles north-west, and the A55 provides direct access to George Best Belfast City Airport, 6 miles north-east.

The property is easily accessible with major transport links available in close proximity.

Neighbouring occupiers include Home Office, Forestside Shopping Centre and Knockbreda Wellbeing & Treatment Centre

## Description

### Bradford Court

The building comprises a 2-storey over basement purpose built HQ office building. The building has a steel portal frame construction with a mix of sandstone block and glazed elevations and a feature semi-circular glazed entrance foyer with full height atrium and stained glass ceiling.

Internally the building comprises basement, ground and first floor accommodation; with the ground & first floors similar in layout and specification.

The basement currently provides shared space which includes a gymnasium / fitness suite, shared IT server room, kitchen and shower facilities.

The ground floor comprises a shared entrance lobby, reception and toilet facilities which all building occupants benefit from.

The specification includes;

The building specification includes:

- Attractive sandstone clad exterior
- Feature lighting to entrance, atrium and grounds
- Glazed revolving entrance doors to reception
- Feature reception lobby with full height atrium and stained glass ceiling
- Raised access carpet floors with Plastered and painted walls
- Suspended ceilings with recessed LED lighting in the majority of office space
- Feature ceilings & lighting in reception and various

boardrooms / meeting rooms

- Gas fired heating
- Shared IT server room and Cat 5E cabling
- Contemporary male and female toilet facilities
- 8 person passenger lift
- Alarm System, swipe access-controlled entry system, panic alarms & CCTV
- Gym / fitness suite & shower facilities in the basement
- Bicycle & bin Storage

Externally the property provides private parking provisions on site. The car park is individually laid out and finished with brick paving. There is also attractive mature landscaping.

The site is fully self-contained with security controlled access gates, security office at main entrance and perimeter lighting.

On site dedicated car parking .

### Subject Suite

The subject office suite is based on the ground floor and is accessed via the shared reception lobby/atrium. The suite comprises open plan office space with 6 private offices / boardrooms accessed off this open plan space.

The suite also benefits from a private kitchen to the rear.

The office space is fitted with raised access carpeted floors, plastered and painted walls, suspended ceilings with recessed LED lighting and numerous fitted storage cupboards.



SUBJECT SUITE





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BRADFORD COURT





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## Accommodation

4,279 sq ft self-contained offices.

Additional stores/file storage available if required. Full floor plans available upon request.

## Service Charge & Insurance

There is a service charge apportioned for the upkeep of the internal & external common areas and buildings insurance.

## Rates

The entire building is rated as below, however the subject will be reassessed upon occupation.

Net Annual Value	£248,000
Rate in the £ 22/23	£0.551045
Payable	£136,660 approx.

## Rent

Rent on application.

## Terms

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

## EPC

The property has an Energy Efficiency rating of C53. The full Certificate can be made available upon request.

Score	Operational rating	This building
0-25	A	
26-50	B	
51-75	C	53   C
76-100	D	
101-125	E	
126-150	F	
150+	G	

## Value Added Tax

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

## Contact

Strictly by appointment with the sole Letting agent.

For further information please contact:

Lynn Taylor

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Further information is available at

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