

**TO LET**

Suite 3, Shaftesbury House, Edgewater Office Park, 17 Edgewater Road, Belfast, BT3 9JQ  
MODERN FIRST FLOOR OFFICE ACCOMMODATION OF C. 1,609 SQ. FT.



**Lisney**

COMMERCIAL REAL ESTATE



# Lisney

COMMERCIAL REAL ESTATE

## FEATURES

First Floor office of approximately  
1,609 Sq Ft

5 on-site car parking spaces

Located in a modern office park just  
off the M2 Motorway junction

Views over Belfast Lough

### LOCATION

The property forms part of the Edgewater Office Park development, an established office location on the Northforshore, on the outskirts of Belfast.

The office park benefits from excellent transport links to the Fortwilliam roundabout, Junction 1 of the M2 Motorway via Edgewater Road and Dargan Road.

### ACCOMMODATION

Approximately 1,609 sq ft / 149.5 sq m

### DESCRIPTION

The office suite is located on the first floor 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:-

- A light and bright open plan office
- 3 private offices
- Boardroom
- Kitchen
- Dedicated male and female WC facilities



EPC

The property has an energy rating of C67. A full certificate can be made available upon request.

Energy Performance Certificate

Northern Ireland

SUITE 4 FIRST FLOOR  
Shaftesbury House  
Edgewater Road  
BELFAST  
BT3 9JG

Certificate Reference Number:  
0980-1925-0352-7513-2070

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 Department's website [www.epb.dfpni.gov.uk](http://www.epb.dfpni.gov.uk).

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

67

This is how energy efficient the building is.

Net zero CO<sub>2</sub> emissions

Less energy efficient

Technical information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 109  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 51.85

Benchmarks

Buildings similar to this one could have ratings as follows:  
39 If newly built  
103 If typical of the existing stock



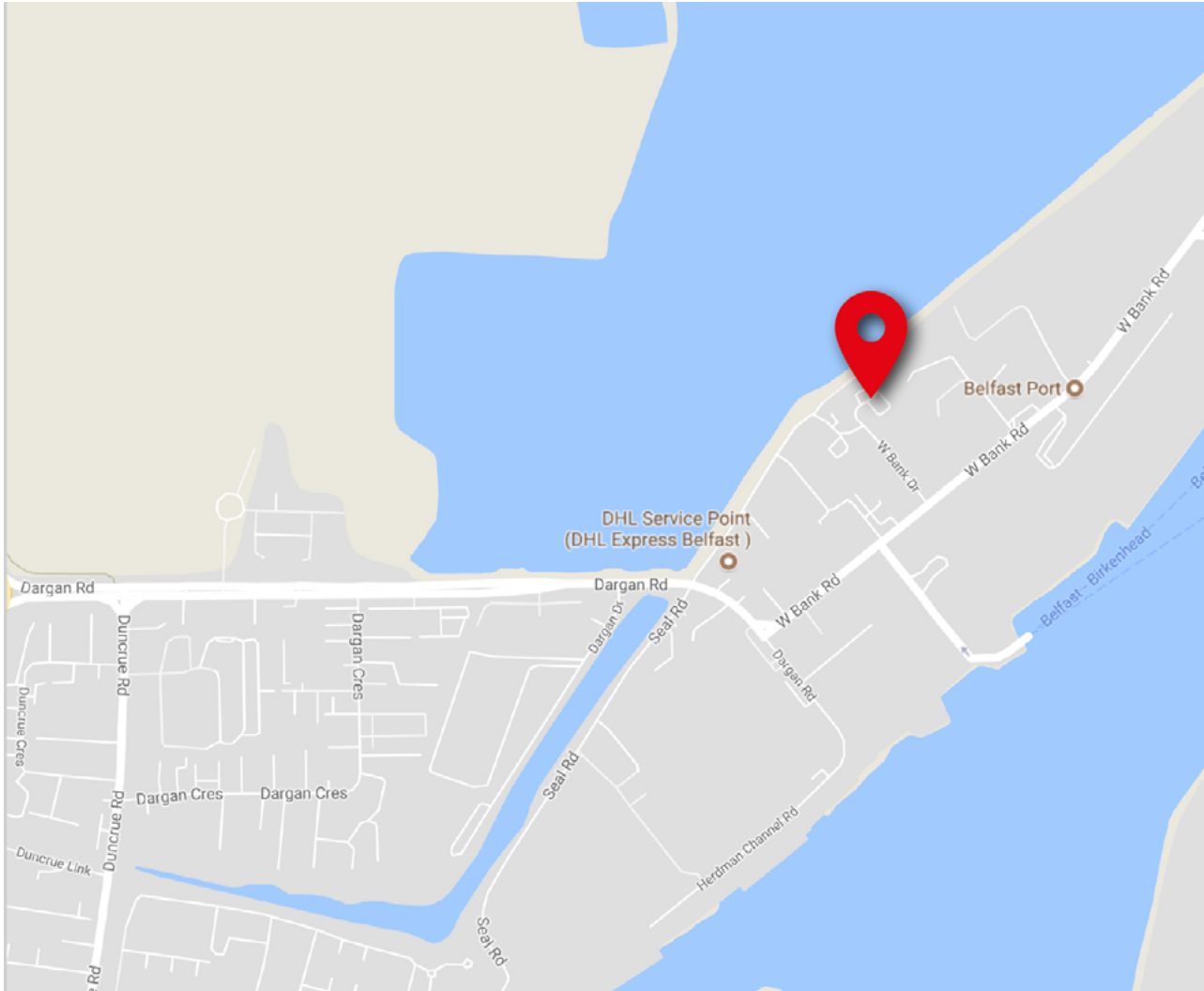








## LOCATION



## SERVICE CHARGE

A service charge is levied to cover all landlords' reasonable outgoings to include upkeep of common areas & maintenance, buildings insurance and management fee.

We understand this is currently £1,511.49 per annum for the year 2023.

## RENT

£14 per square foot exclusive.

## TERMS

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

## BUILDING INSURANCE

The tenant is to reimburse the landlord in respect of the building insurance premium, which for the year 2023 is £747.30 plus VAT.

## RATES

NAV:	£14,500
Rate in the £ 25/26:	0.626592
Approx. Rates Payable:	£9,085.58

## VAT

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

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### For further information:

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Viewing Strictly by appointment with the sole letting agent Lisney.

The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.

### Lisney Commercial Real Estate

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