

**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.



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## FEATURES

First Floor office of approximately  
1,609 Sq Ft

6 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.

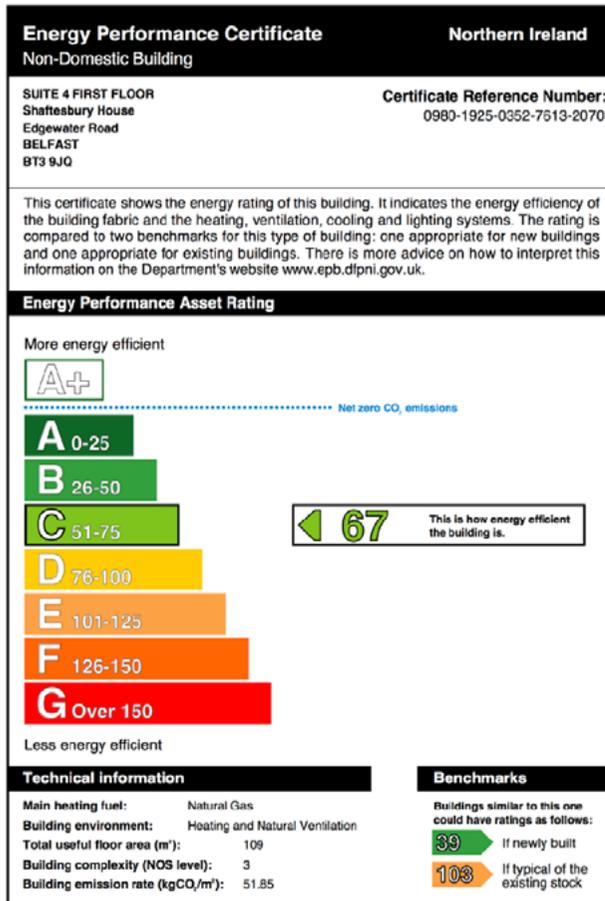
Internally the suite comprises:-

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



## EPC

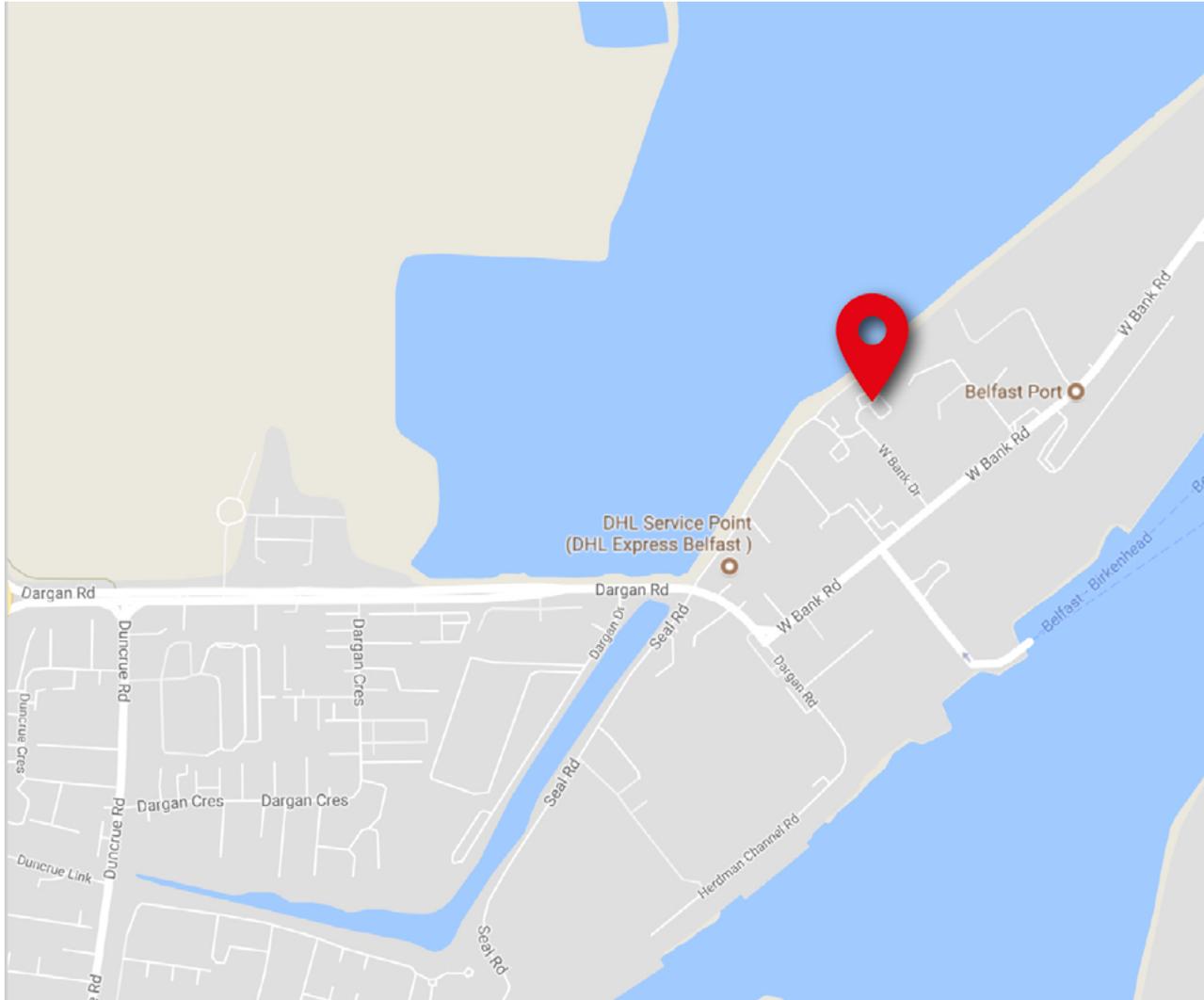
The property has an energy rating of C67. A full certificate can be made available upon request.







## 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 £2,883 per annum for the year 2025.

## 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 2025 is £660. plus VAT.

## RATES

NAV: £14,500

Rate in the £ 25/26: 0.626592

Approx. Rates Payable: £9,085.58

The property may benefit from Small Business Rate Relief of 20% as the NAV is under £15,000.

## 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.

### Lisney Commercial Real Estate

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