

**TO LET**

**Suite 2, Fortwilliam House, Edgewater Business Park, Belfast, BT3 9JQ**

GROUND FLOOR SUITE OF 1,453 SQ. FT. IN PROMINENT OFFICE BUILDING WITH PARKING

**Lisney**

COMMERCIAL REAL ESTATE



OUTLINE FOR INDICATIVE PURPOSES ONLY

## FEATURES

### Ground floor suite

Circa 1,453 sq. ft. self-contained suite with own kitchen and bathroom

7 dedicated on site parking spaces

### LOCATION

Fortwilliam House is located within Edgewater Office Park development, an established office location on the North Foreshore, on the Northern outskirts of Belfast.

Edgewater Road benefits from excellent transport links with easy access to the North and South via the M2, linking to the M1 and Westlink. The location also benefits from quick access to the City Centre via the Edgewater Road and Dargan Road.

The area also benefits from excellent bus links to the city centre and surrounds.

Edgewater Business Park provides an attractive environment with landscaped grounds, well maintained roads and views over Belfast Lough and Cavehill.

Occupiers in the vicinity include NASUWT, Ostick & Williams, Dairy Council NI, Bidvest Noonan and the Chartered Institute of Housing.

### DESCRIPTION

Fortwilliam House is a self-contained office building of circa 8,503 sq. ft across ground and first floors.

The office suites are arranged around a central double height atrium, offering an impressive entrance to the building.

Common facilities include a light and airy atrium separate male and female bathrooms at ground and first floor level, buzzer entry to the building and an intruder alarm system.

The last remaining suite is situated on the ground floor and is circa 1,453 sqft.

The suite is arranged with a private bathroom, kitchen and a large 'L'-shaped open plan office.

The suite is fitted out as below;

- Air handling system plus opening windows on all elevations
- Perimeter Trunking
- Plastered & painted walls
- Suspended ceilings with recessed fluorescent lighting

**\*\*Please note the suite requires some redecoration and we will consider flexible terms to reflect this\*\***



## ACCOMMODATION

	Sq Ft	Sq M	Parking Spaces
<b>Ground Floor</b>			
Suite 2	1,453	135	7

## RENT

£12 per sq. ft. exclusive.

## TERM

Negotiable.

## REPAIRS & INSURANCE

The space will be let on full repairing and insuring terms by way of service charge.



### **SERVICE CHARGE**

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, insurance, ground rent, security and upkeep of common areas. This will be approximately £2,057 + VAT for the 23/24 year.

### **BUILDING INSURANCE**

The tenant is to reimburse the landlord in respect of the building insurance premium.

### **RATES PAYABLE**

To be confirmed.

### **VAT**

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

### **EPC**

Energy Performance Certificate available upon request.



## LOCATION



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### For further information:

**Lynn Taylor: 028 9050 1556 / 07813 020 181**

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Viewing Strictly by appointment with the sole letting agent Lisney.

### Lisney Commercial Real Estate

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