

**FOR SALE**

**Unit 12 & 13 Pilots View, Heron Road, Sydenham Business Park, Belfast, BT3 9LE**  
**TWO SELF CONTAINED OFFICE UNITS RANGING FROM APPROXIMATELY 3,673 - 7,526 SQ FT**  
**WITH 26 ON-SITE CAR PARKING SPACES**

**Lisney**  
COMMERCIAL REAL ESTATE



OUTLINE FOR INDICATIVE PURPOSES ONLY



## FEATURES

Two self-contained units of 3,763sqft approx.

Finished to shell specification ready for fit out

26 on-site car parking spaces

Available as a single unit of 7,526 sq ft, or separate units of 3,763 sq ft

Prominent location with excellent transport links providing convenient access to Belfast City Airport, Belfast Port and Belfast City Centre

### LOCATION

The subject properties are located in Pilots View forming part of the overall Sydenham Business Park, within the Belfast Harbour Estate. Located on the Heron Road, Pilots View is located just 4 miles from Belfast City Centre, 3.5 miles from Titanic Quarter and 3 miles from Belfast City Airport. The park benefits from access and excellent road networks due to its proximity to the M2 and M3 motorways.

Nearby occupiers include Concentrix, Stryker, The SHS Group and Phoenix Energy.

### DESCRIPTION

The units are of contemporary steel frame construction with feature Portland stone blockwork and infill double glazing. The roof is low angle pitch and finished in metal cladding. All services have been brought to connection points.

Internally, the units are finished to a shell specification with exposed blockwork and concrete bison floors. Plumbing and electrical mains are present in the units.



## ACCOMMODATION

The areas below are approximate areas.

### Unit 12

Description	Sq Ft	Sq M
Ground Floor	1,884	175.03
First Floor	1,879	174.53
<b>Total</b>	<b>3,763</b>	<b>349.56</b>

### Unit 13

Description	Sq Ft	Sq M
Ground Floor	1,884	175.03
First Floor	1,879	174.53
<b>Total</b>	<b>3,763</b>	<b>349.56</b>

## TITLE

The property is held by way of a 125 long lease commencing 1st November 2007 and is subject to an annual ground rent. The current ground rent is £8,827.38 per annum, exclusive and is subject to 5 yearly rent reviews.

## RATES

Unit 12	
NAV	£31,900
Rates Poundage 2025/26	0.626592
Rates Payable	£19,988.28

Unit 13	
NAV	£31,900
Rates Poundage 2025/26	0.626592
Rates Payable	£19,988.28





## LOCATION



## PRICE

£150,000 exclusive, for the entirety.

Price for individual units upon application.

## VAT

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

## STAMP DUTY

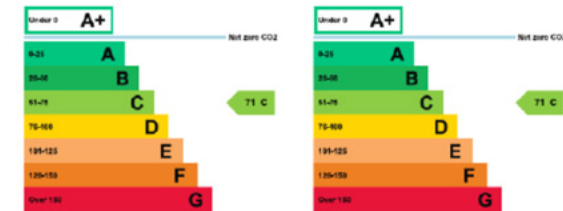
Stamp duty will be the liability of the purchaser.

## SERVICE CHARGE

An annual estate service charge is payable for upkeep of external common areas. The service charge for the current year is £920, exclusive.

## EPC

The properties have Energy Efficiency ratings of C71. The full Certificates can be made available upon request.



## CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF 23715

# Lisney

COMMERCIAL REAL ESTATE

### For further information:

**Jonathan Haughey:** 028 9050 1540 / 07718 571 498  
[jhaughey@lisney-belfast.com](mailto:jhaughey@lisney-belfast.com)

**David McNellis:** 028 9050 1551 / 07887 911 077  
[dmcnellis@lisney-belfast.com](mailto:dmcnellis@lisney-belfast.com)

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### Lisney Commercial Real Estate

3rd Floor, Montgomery House  
29-33 Montgomery St, Belfast BT1 4NX  
Tel: 028 9050 1501  
Email: [property@lisney-belfast.com](mailto:property@lisney-belfast.com)

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

