

TO LET

Units 1-4 Victoria Business Park, 9 Westbank Road, Belfast BT3 9JL

OFFICE SUITES RANGING FROM 2,681 SQFT TO 14,096 SQFT IN POPULAR LOCATION

Lisney

COMMERCIAL REAL ESTATE



FEATURES

Suites ranging from 2,681 sqft to 14,096 sqft, offering fantastic flexibility

Open plan floorplates allowing for subdivision

Exceptional transport links

Abundance of on-site car parking

LOCATION

Victoria Business Park is located on the Westbank Road, just 3.2 miles north of the City Centre and just 2 minutes from the Fortwilliam access of the M2 Motorway.

Situated beside the Stenaline Ferry Terminal, the area benefits from exceptional transport links to the entire country via the M2 Motorway.

There are also a number of bus services which run from the City Centre to the Ferry Terminal, providing easy access for pedestrians.

The property sits in the midst of a landscaped business park with ample, allocated parking for tenants of the building.

Occupiers within Victoria Business Park include Stenaline, GAC Shipping, Quay Cargo and Transocean.

DESCRIPTION

The subject property comprises a large, well proportioned office building of circa 22,000 sqft across ground and first floor.

The entrance foyer has been recently refurbished to provide a modern and spacious breakout area along with bathrooms.

The majority of the office suites are accessed from the entrance foyer, except Suite B which benefits from own door access. The suites benefit from windows on all elevations, creating light and airy office space.

Given the open plan layouts and abundance of stud walling, we can offer some flexibility in suite sizes.



ACCOMMODATION

We have a number of suites available and due to the abundance of stud walling, we are flexible on suite sizing.

Please see accommodation table below which provides details of the existing suites – these suites are illustrated on floor plans on the following two pages:

Room	Description	sqft	sqm
Ground Floor			
Suite B	Ground floor suite with own door access. Laid out with a porch, large reception, open plan office space and four private offices.	3597	334.16
Suite C	Laid out with a large open plan office, four private offices and a comms room.	2681	249
Suite D	LET	1113	103
First Floor			
Suite E	A light and bright, spacious open plan office with bathrooms.	2563	238
Suite F	A light and bright, spacious open plan office with two individual offices and bathrooms. This suite can be subdivided into a smaller suites or combined with Suite B to provide a ground and first floor office with own door access.	4142	385
Entire Building		14,096	1,309

*Please note, some alternative layouts are below:

Suites B & F

Suites can be merged to provide an own door suite of 7,739 sqft across ground and first floor.

Suites E & F

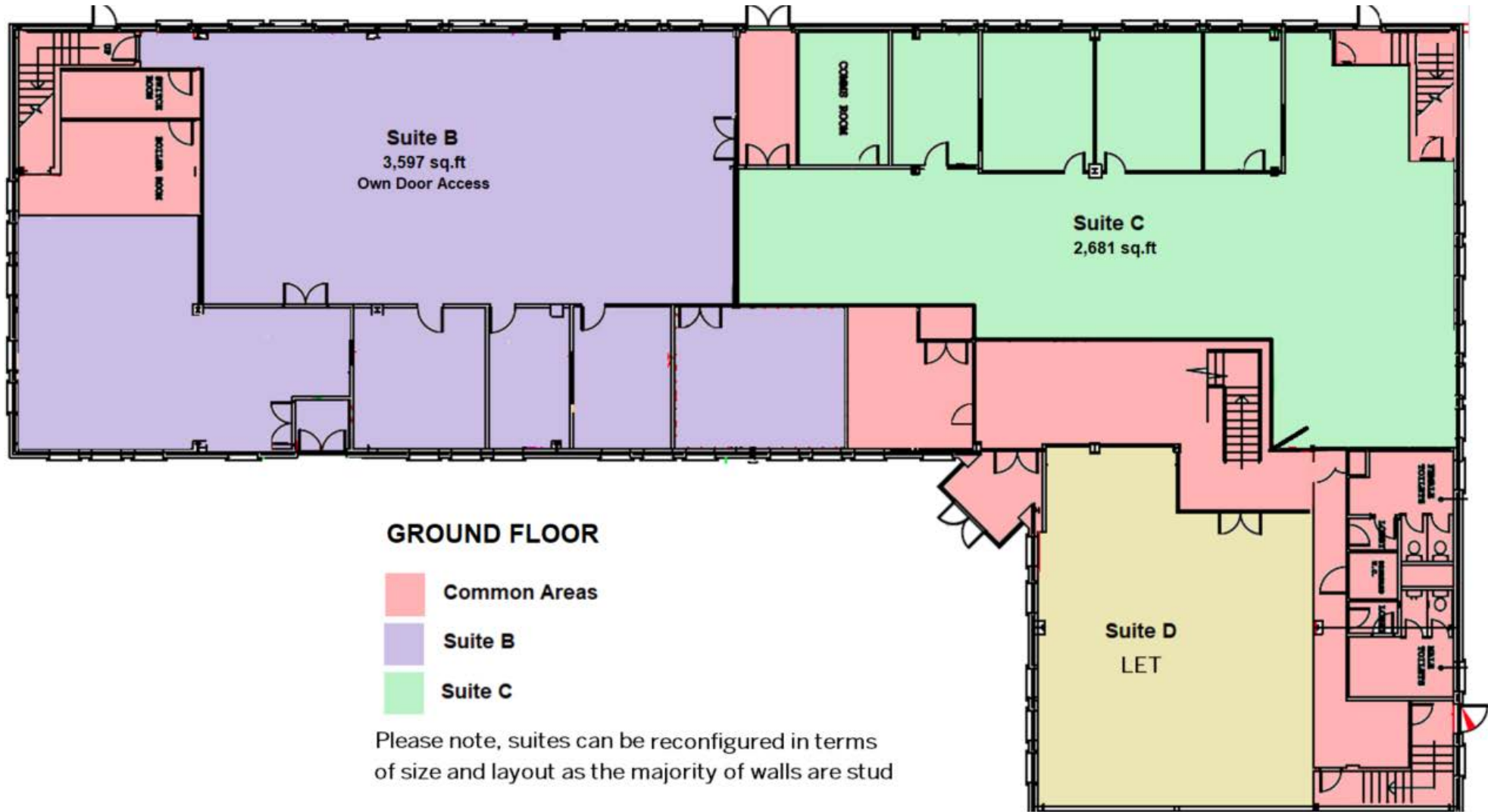
Suites can be merged to form a suite of 6,705 sqft.

Suites B & C

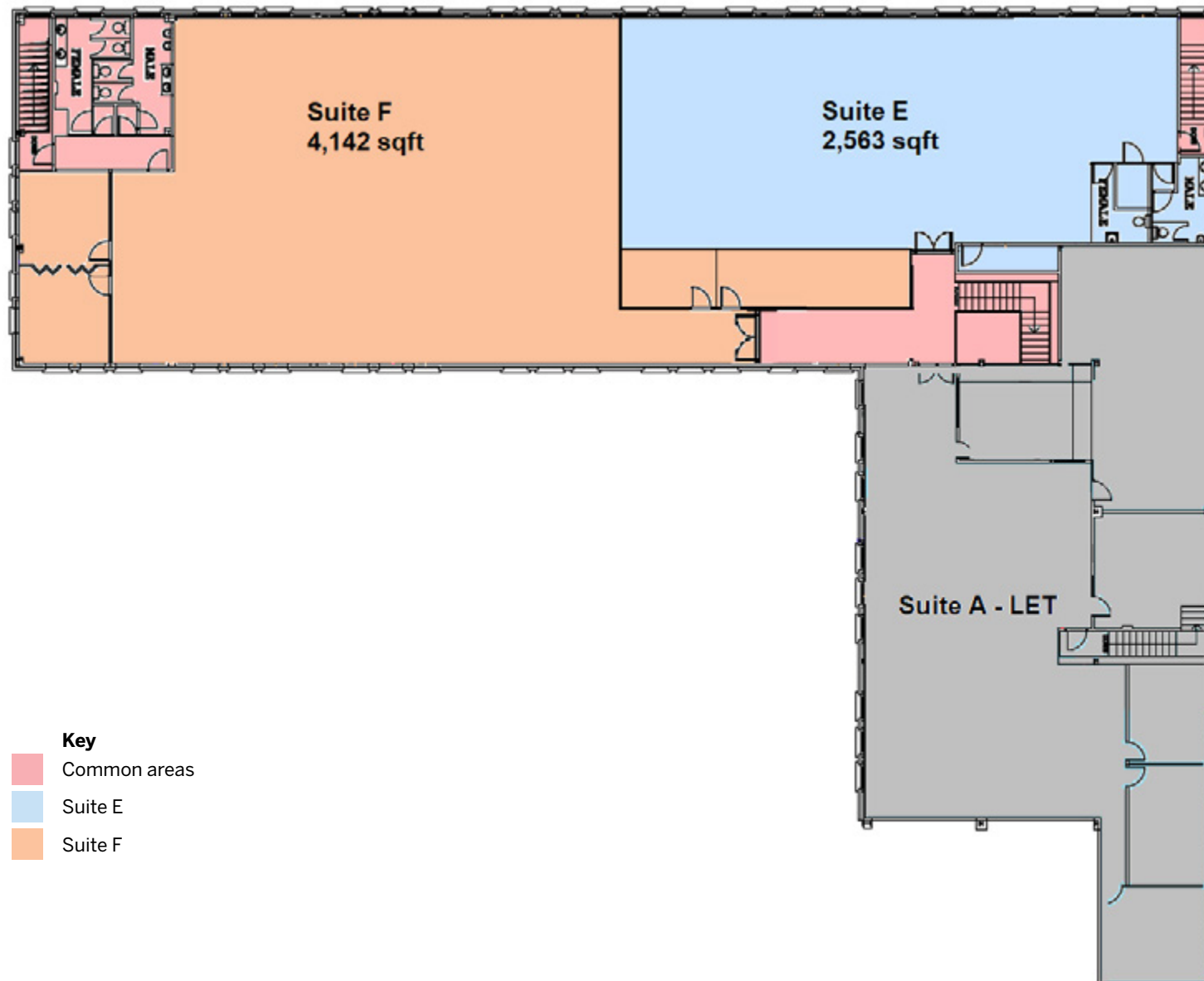
Suites can be merged to form a suite of 6,378 sqft.



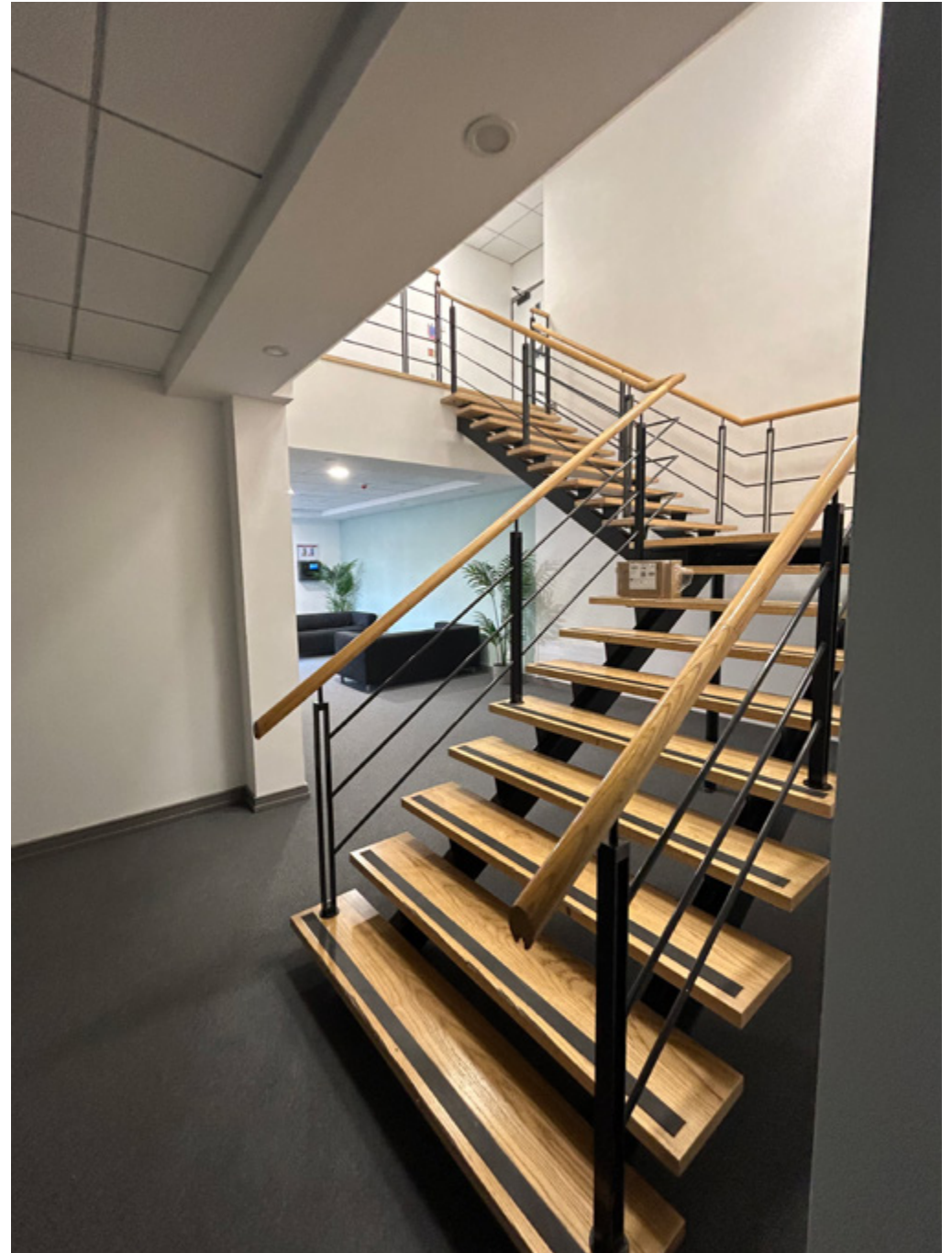
FLOOR PLAN
GROUND FLOOR



FLOOR PLAN
FIRST FLOOR









REPAIRS & INSURANCE

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

SERVICE CHARGE

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, security and upkeep of common areas.

Approximate figures for 2025/26 are included in the table below.

BUILDING INSURANCE

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

Approximate figures for 2025/2026 are included in the table below.

RATES

We are awaiting the rerating of the building however we would estimate that the Rates Payable may be as below:

Suite	Service Charge (approximate)	Insurance (approximate)	Rates Payable (approximate)
Suite B	£2,050	£1,260	£20,940
Suite C	£1,530	£938	£15,600
Suite D	LET	LET	LET
Suite E	£1,460	£897	£14,913
Suite F	£2,360	£1,1450	£24,124

*Please note, VAT is chargeable upon service charge and insurance.





LOCATION



RENT

£10 per square foot exclusive.

TERM

By way of negotiation.

VAT

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

EPC

The property has an Energy Efficiency rating of C51. The full certificate can be made available upon request.

SCORE	ENERGY RATING	RATING
<0	A+	
0-25	A	
26-50	B	
51-75	C	51 C
76-100	D	
101-125	E	
126-150	F	
>150	G	

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/uksl/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 23573



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