

TO LET (MAY SELL)

39 Dargan Road, Belfast BT3 9JU

FULLY FURNISHED OFFICE SUITE OF 4,444 SQFT

Lisney

COMMERCIAL REAL ESTATE



OUTLINE FOR INDICATIVE PURPOSES ONLY

FEATURES

Prominent office suite strategically located in close proximity to the M2 motorway via the Fortwilliam Roundabout

Fully fitted plug & play opportunity ready for immediate occupation

Extending to approximately 4,444 sqft

21 car parking spaces

LOCATION

The premises are situated in the Fortwilliam Business Park on Dargan Road, in the North Foreshore and Belfast Harbour area, benefitting from easy access to both the M1 and M2 motorway networks providing excellent transport links throughout the province.

The property is situated approximately 4.5 miles (7.25km) from Belfast City Centre. Other occupiers in the immediate vicinity include Dale Farm, Everun, Kuehne + Nagel, MacBlair and Screwfix.

The building benefits from excellent tenant amenities with Ashers Bakery, Greggs and the Portside Inn all in close proximity.

DESCRIPTION

The subject provides a fully furnished office suite arranged over ground, first and mezzanine levels which is ready for immediate occupation.

The suites provide a range of private offices, open plan office space, reception, meeting rooms, kitchen and WCs.

The offices are finished to a good standard to include:

- Carpeted / laminate flooring throughout
- Recessed lighting
- Plastered and painted walls
- 2no FTTC fibre circuits provided via different data exchanges for resiliency and failover
- Hard wired AutoTank International 3-phase diesel back-up generator with output of 66kVA /48 kW via a Perkins 1103A-33TG2 diesel engine providing automatic full redundancy and failover

- Dedicated climate-controlled server room with a secure entry system and steel plating.

There are 21 dedicated car parking spaces and an attractive staff patio area to the rear.

Given the quality of the fit-out and IT resilience, the suite may appeal to a wide range of occupiers, particularly those in the Fintech industry or in the tech industry as a whole.

ACCOMMODATION

We understand the Net Internal Area of the suite is approximately 4,444 sqft (412.86 sqm).

RATES PAYABLE

NAV:	£44,150
Rates Poundage 2024/25:	0.599362
Rates Payable:	£26,461.83







LOCATION



LEASE DETAILS

Rent

£37,500 per annum, exclusive.

Term

By negotiation.

Repairs

Fully Repairing and Insuring terms.

Insurance

The tenant will be responsible for reimbursing the landlord with the cost of insuring the premises.

VAT

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

EPC

The property has an Energy Efficiency rating of E120. The full Certificate can be made available upon request.

Note

While it is the Landlord's preference to lease the premises, consideration will be given to offers to purchase the entirety, including the portion of the ground floor which is already under lease. Further details are available upon request.

SCORE	ENERGY RATING	RATING
<0	A+ Net zero CO ₂ emissions	
0-25	A	
26-50	B	
51-75	C	
76-100	D	
101-125	E	
126-150	F	
>150	G	

120 E

CUSTOMER DUE DILIGENCE

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REF 24392

Lisney

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Viewing Strictly by appointment with the sole selling agent Lisney.

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