Unit 11C, Weavers Business Park, Belfast, BT12 5GH

To Let | 4,719 sq ft

Excellent 3rd Floor Office Suite

028 9020 5900
mcconnellproperty.com

Unit 11C, Weavers Business Park, Belfast, BT12 5GH

Summary

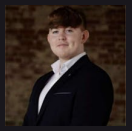
- Rent: Rent on application
- Business rates: £10.72 per sq ft
- Service charge: £4.42 per sq ft
- VAT: Applicable
- Legal fees: Each party to bear their own costs

Further information

- View details on our website

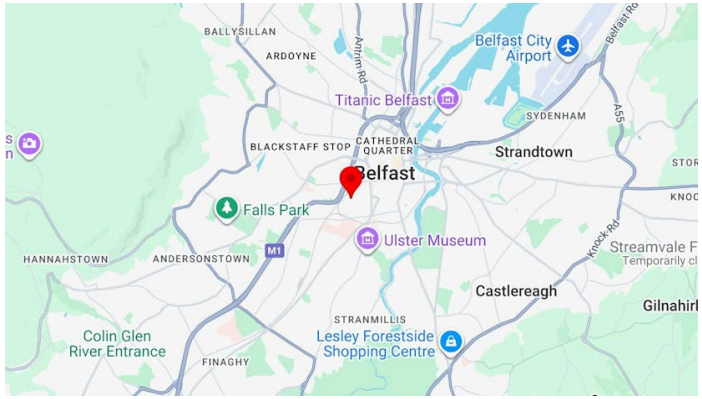
Contact & Viewings

Greg Henry
07841 928670
greg.henry@mcconnellproperty.com



Ross Molloy
07443 085690
ross.molloy@mcconnellproperty.com

028 9020 5900
mcconnellproperty.com



Location

Weavers Business Park is strategically located next door to the new Weavers Cross Transport Hub, just 8 minutes walk to City Hall and less than 5 minutes drive to the motorway network.

Weavers Business Park is already hugely popular with technology firms due to its connectivity - every unit has direct access to a non-contested 10GB Fibre Optic Cable.

Facilities within this unique campus style development include courtyard café; gym; CCTV; bicycle stands and plenty of green open space.

Accommodation

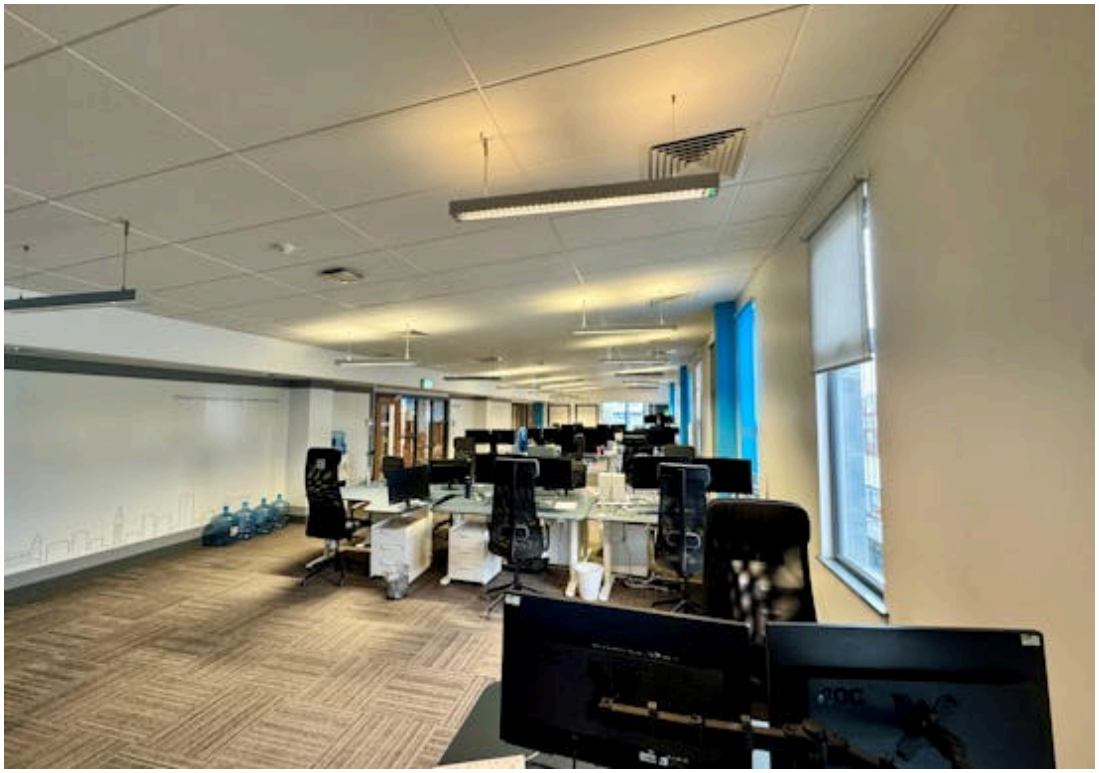
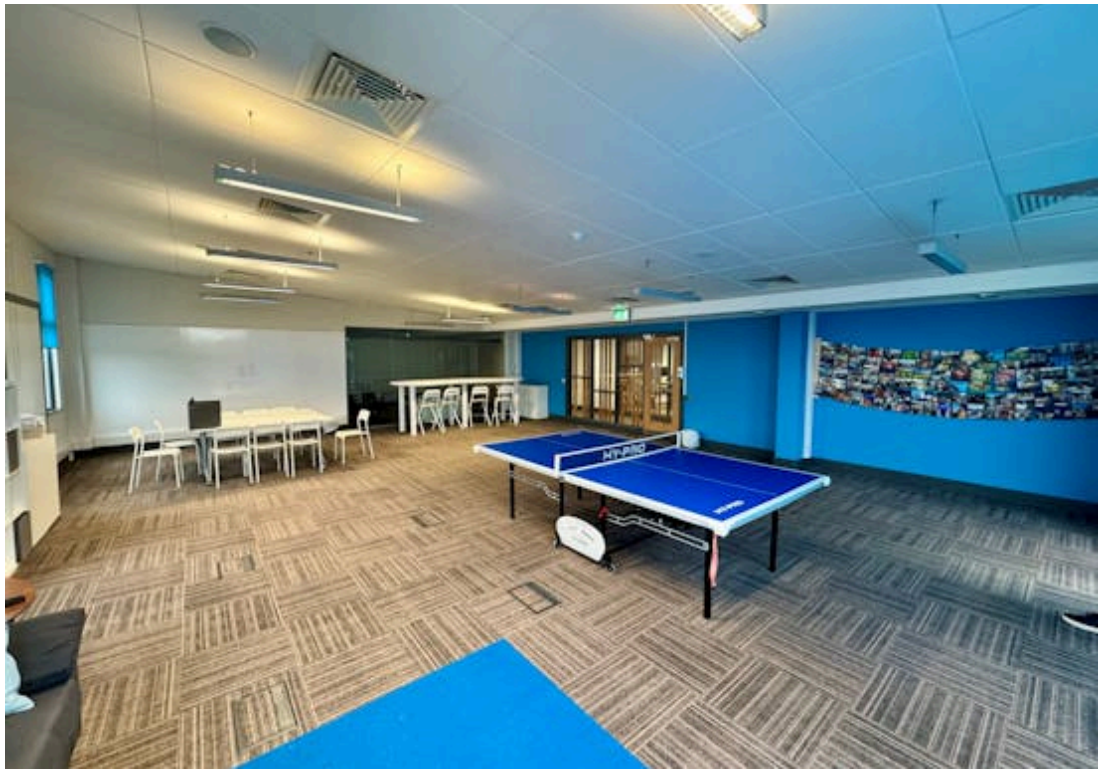
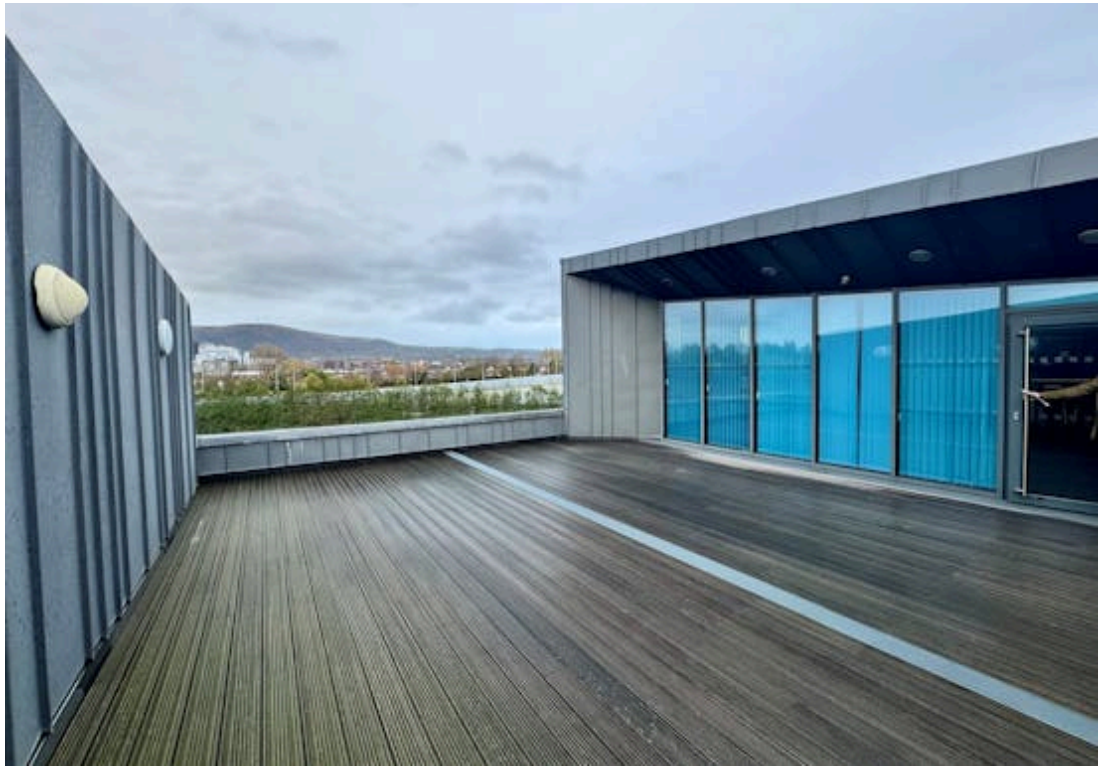
Name	sq ft	sq m
3rd	4,719	438.41
Total	**4,719**	**438.41**

Description

The property forms part of a purpose built edge of City Centre business park. The subject comprises c. 4,719 sq ft of self contained, modern office accommodation with dedicated parking. Ample free staff and visitor parking is available on a first come first served basis.

Internally the space has been finished to a high standard throughout and comprises a mix of open plan and collaborative / meeting space with a kitchen area contained within. The property also benefits from a passenger lift and 3 private terraces.

The unit can be offered as a fully fitted space, offering a turn-key solution for an incoming tenant.

Communal W.C. facilities are also provided.

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. AML: We are required to obtain evidence of the identity and proof of address of potential purchasers as part of mandatory anti-money laundering checks. If this can either be included in a fixed location or added as one of the options that we can toggle on/off that would be fantastic.