



13A Airport Road West

Belfast, BT3 9ED

1st Floor Office Accommodation(Capable of Sub-Division)

2,456 to 3,356 sq ft
(228.17 to 311.78 sq m)

- Flexible all-inclusive deals available
- First Floor office suite of 2,459 sq ft (228.5 sq m) - 3,356 sq ft (311.8 sq m)
- On-site car parking

13A Airport Road West, Belfast, BT3 9ED

Summary

Available Size	2,456 to 3,356 sq ft
Rent	Rent on application
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (55)

Description

The property comprises a two-storey industrial / office building on a self-contained site with on-site car parking. The subject property is a first-floor office suite, configured to include a mixture of open plan office, a meeting room and a boardroom / training room.

Internally, the suite is finished to a good standard to include raised access flooring with carpet floor tiles, suspended ceiling with recessed lighting, plastered and painted walls and air conditioning throughout.

Location

The subject property is situated on Airport Road West within Sydenham Business Park, c. 3 miles from Belfast City Centre and in close proximity to George Best Belfast City Airport.

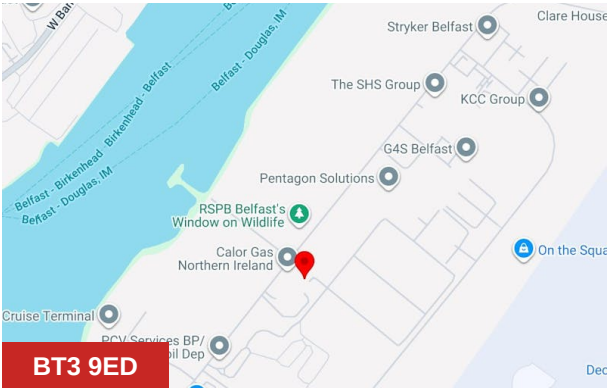
Sydenham Business Park provides ease of access to Belfast City Centre and the motorway network. Nearby occupiers include Spirit Aero Systems, BP, Menzies, Phoenix Gas, SHS Group, Calor Gas, Tennats Bitumen and Emo Oil.

Accommodation

Name	sq ft	sq m
1st	3,356	311.78
Total	3,356	311.78

Specification

- Raised access flooring
- Carpet floor covering
- Suspended ceiling with recessed lighting
- Air conditioning
- Plastered and painted walls
- 1 No. meeting room
- 2 No. Private offices.
- 1 No. 12 person boardroom
- On-site parking



Viewing & Further Information



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