



Suite D, Unit 3, 10 Heron Road
Sydenham Business Park, Belfast, BT3 9LE

Modern Office Suite

1,007 sq ft
(93.55 sq m)

- Situated in one of Belfast's premier business locations
- Dedicated on-site car parking
- Neighbouring occupiers include OCS, Andersen Caledonia and WRTUK
- Available from July 2025

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Summary

Available Size	1,007 sq ft
Rent	Rent on application
Rates Payable	£5,701.99 per annum
Rateable Value	£9,100
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (54)

Location

Sydenham Business Park is regarded as one of Belfast’s premier business locations, located approximately 3 miles east of Belfast City Centre, benefitting from convenient access to the Motorway Network and Belfast City Airport.

Heron Road is situated just off Airport Road West with occupiers in the immediate locality including OCS, Andersen Caledonia, WRTUK, British Red Cross and Action for Children.

Description

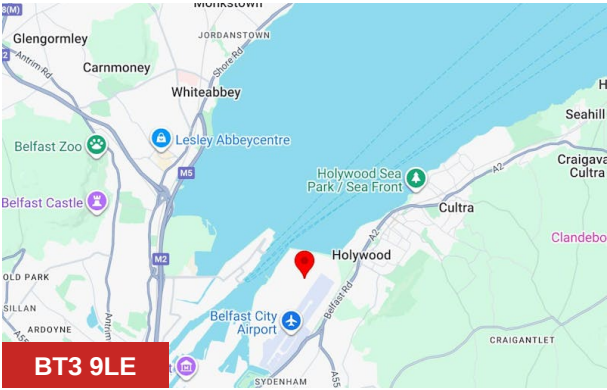
The property is situated within a modern two-storey office building. The accommodation is finished to an excellent standard to include plastered & painted walls, laminate flooring, perimeter trunking, suspended ceilings with fluorescent strip lighting. Communal WC facilities are available on each floor.

Suite D comprises a bright and airy office located on the first floor of the building. The suite is currently partitioned to provide an open general office with a private office, meeting room, store and kitchen.

The office benefits from four dedicated car-park spaces.

Accommodation

Name	sq ft	sq m
Building	1,007	93.55
Total	1,007	93.55



Viewing & Further Information



Aoibhin McDonnell
07442 232006

aoibhin.mcdonnell@mcconnellproperty.com