



205 Airport Road West, Belfast, BT3 9ED

To Let | 4,284 to 8,807 sq ft

TO LET - Following Refurbishment

028 9020 5900
mcconnellproperty.com



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Summary

- Rent: £15 per sq ft
- Business rates: £72,058.08 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (58)

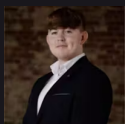
Further information

- [View details on our website](#)

Contact & Viewings

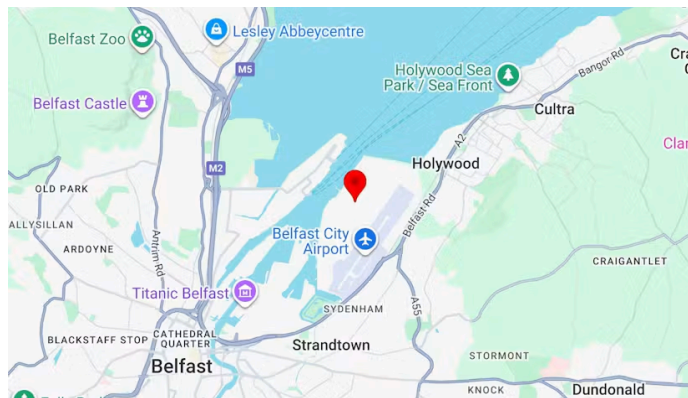


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Location

The property is situated at the northern end of Airport Road West and the surrounding area has been significantly developed over the last 15-20 years to provide a variety of large HQ type office buildings and smaller multi let trade counter business units.

The subject property fronts onto Airport Road West and has vehicular access via Heron Road, at the property's south western boundary.

Notable occupiers in the vicinity include Bombardier, BP, SHS Group, Calor Gas and HeartSine / Stryker.

Accommodation

Name	sq ft	sq m
Ground	4,523	420.20
1st	4,284	398
Total	8,807	818.20

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Description

The subject property comprises a two-storey own door office building on Airport Road West. The accommodation extends to approximately 8,807 sq ft across ground and first floor levels, and benefits from W.C. facilities throughout.

The building is presently configured to include two large open plan office spaces, two meeting rooms, four private offices, a comms room and a kitchen.

The accommodation further benefits from raised access flooring throughout, plastered and painted walls, air conditioning, a mix of spot lighting and panel lighting and gas fired central heating.

There are also 108 dedicated parking spaces on site.

