



First Floor Sydenham Business Park

9 Heron Avenue, Belfast, BT3 9LF

Superb Office Suite with Car Parking

2,560 sq ft
(237.83 sq m)

- First floor available immediately
- Superb location in close proximity to transport links
- Car parking available on site

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Summary

Available Size	2,560 sq ft
Rent	£25,000 per annum
Rates Payable	£14,818 per annum
Rateable Value	£23,650
VAT	Applicable
Legal Fees	Upon Enquiry
EPC Rating	C (65)

Location

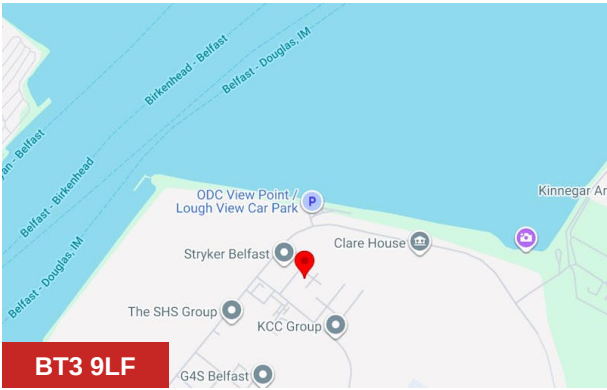
The property is situated within Sydenham Business Park, approximately 2 miles East of Belfast City Centre and is adjacent to Belfast City Airport. Sydenham Business Park is strategically located providing access north and south of the Province. The Business Park has experienced considerable development in recent years and is now regarded as one of Belfast’s premier business parks.

Description

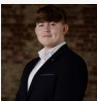
Sydenham Business Park is located in an area which has attracted high profile occupiers such as Virgin Media, Fujitsu and CEM Systems and is widely viewed as one of Northern Ireland's premier office/showroom locations. The office building is finished to a high standard to include comfort cooling, raised access flooring throughout and a lift. First floor office is available in this building. Ground Floor is leased to Penton Publications. Dedicated car parking for 8 spaces. Additional spaces are available.

Accommodation

Name	sq ft	sq m
1st	2,560	237.83
Total	2,560	237.83



Viewing & Further Information



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