



5A Hawthorn Office Park, Stockmans Way, Belfast, BT9 7ET

To Let | 2,183 sq ft

Excellent Office Space of 2,183 sq ft

028 9020 5900
mcconnellproperty.com



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Summary

- Rent: £12 per sq ft
- Business rates: £10,080 per annum
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

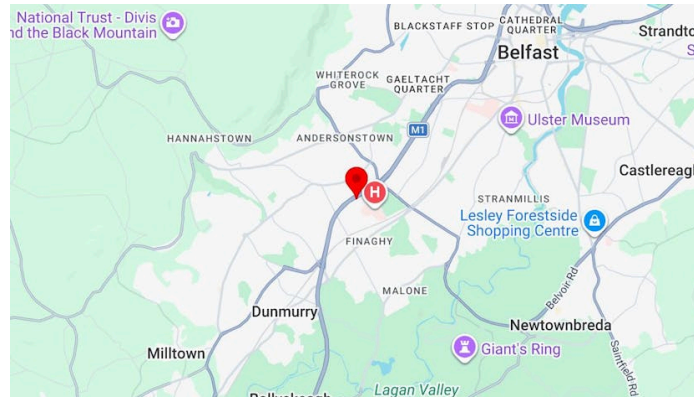


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Location

The subject property is situated within the modern Hawthorn Office Park on Stockmans Way in South Belfast. The location is highly accessible, benefitting from close proximity to the M1 motorway and Belfast City Centre, which lies approximately 3 miles to the north-east.

The surrounding area is a well-established commercial location comprising a mix of office accommodation, trade counter units, and warehouse premises. Nearby occupiers include Excel Glass, Crown Decorating Centre, Dillon Bass, Yellowcom, Colleges NI, and Ulster Metal.

Accommodation

Name	sq ft	sq m	Availability
Unit	2,183	202.81	Available
Total	2,183	202.81	



Description

This office space is bright, well-presented, and fully equipped, with access available via both stairs and a passenger lift. The interior specification includes painted and plastered walls, suspended ceilings incorporating recessed lighting, gas-fired central heating, and installed fire and security alarm systems. The premises also come with the added benefit of nine allocated parking spaces.

The suite opens into a small communal lobby providing access to the accommodation, which includes a private office to the left, a larger open-plan office directly ahead and to the right, and a rear office suite accessed both from the lobby and internally through the larger office area. A toilet facility is also located off the communal lobby.

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