

# For Sale/To Let

209 Airport Road West,  
Sydenham Business Park, Belfast BT3 9ED



CUSHMAN &  
WAKEFIELD



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PIERCE



## For Sale/To Let 209 Airport Road West, Sydenham Business Park, Belfast



### Location

Sydenham Business Park is widely regarded as Belfast's premier Business Park.

The Park is located East of Belfast City Centre within the secure Harbour Estate and is only a 5 minute drive to George Best City Airport.

The property occupies a landmark position close to the main entrance to the Park and has superb views over Belfast Lough.

The property is easily accessible with direct connection to the A2 dual carriageway to Belfast, the motorway system, North Down and the outer ring road. A regular bus service operates between Sydenham Business Park and Belfast City Centre with stops adjacent to the property.

### Description

The subject property comprises of a 3 storey main office building with 2 no. 2 storey wings to either side benefiting from approx. 275 on site car park spaces on a self contained site.

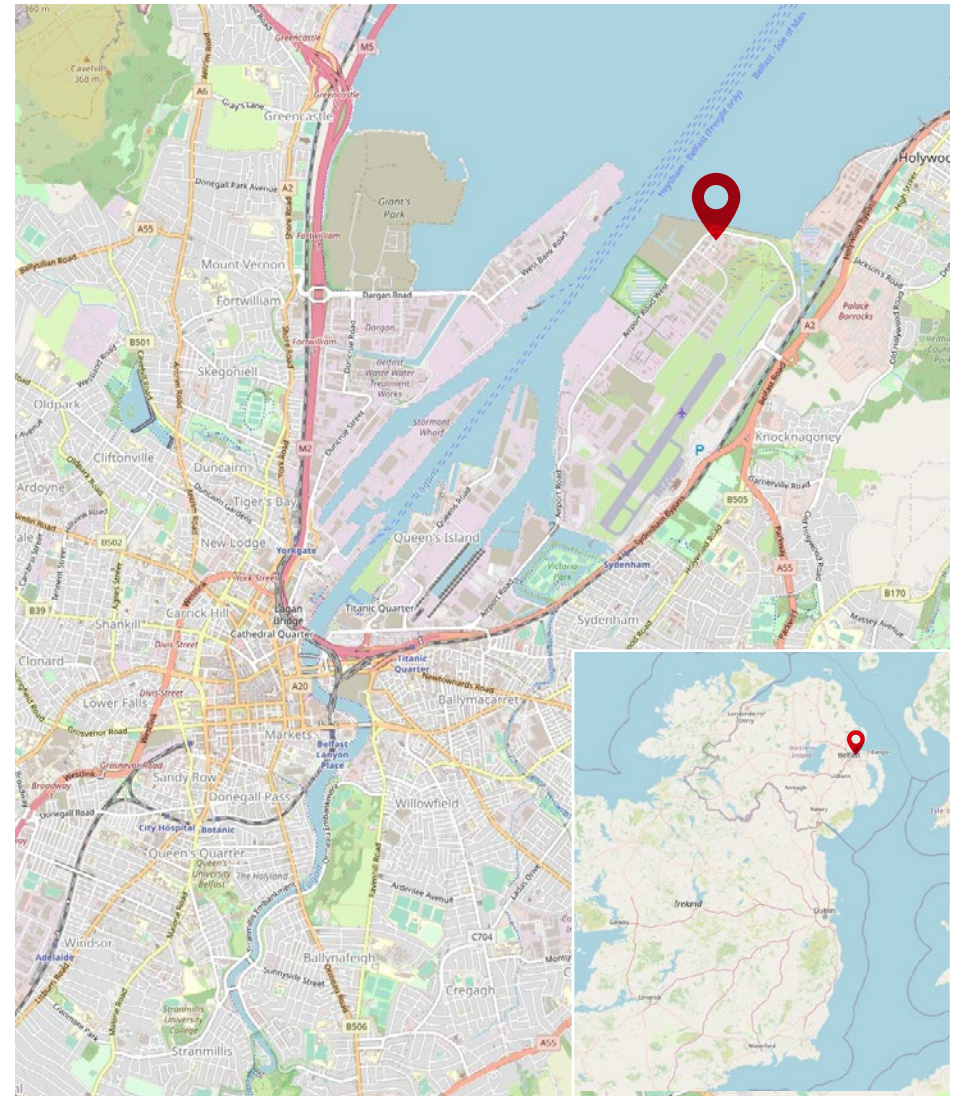
The building itself is of traditional brick construction with powder coated aluminium framed double glazed windows and curtain wall glazing to the front and rear of the property.

Features of the property include:

- Full height double glazed feature entrance foyer
- Raised access floors
- Suspended ceilings
- Recessed strip lighting
- Plastered and painted walls
- Air conditioning system to provide heating and cooling

### Title

We are advised the property is Long Leasehold.



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### Accommodation

The property provides the following approximate gross internal area:

Description	Sq Ft	Sq M
Ground Floor	15,750	1,463
First Floor	15,750	1,463
Second Floor	7,880	732
Boardroom/Presentation Area	2023	188
<b>Total</b>	<b>41,400</b>	<b>3,846</b>

### Lease Details

- Term: Negotiable.
- Rent: £16 per sq. ft exclusive.
- Repairs: Equivalent to full repairing and insuring terms by way of service charge.
- Insurance: Tenant to reimburse the landlord in respect of a fair proportion of the building insurance
- Service Charge: A service charge will be levied to cover the cost of maintenance and upkeep of the external parts, the car park, common areas, security and management costs.

### Price

On application.

### VAT

We are advised that the property is elected for VAT.

### EPC

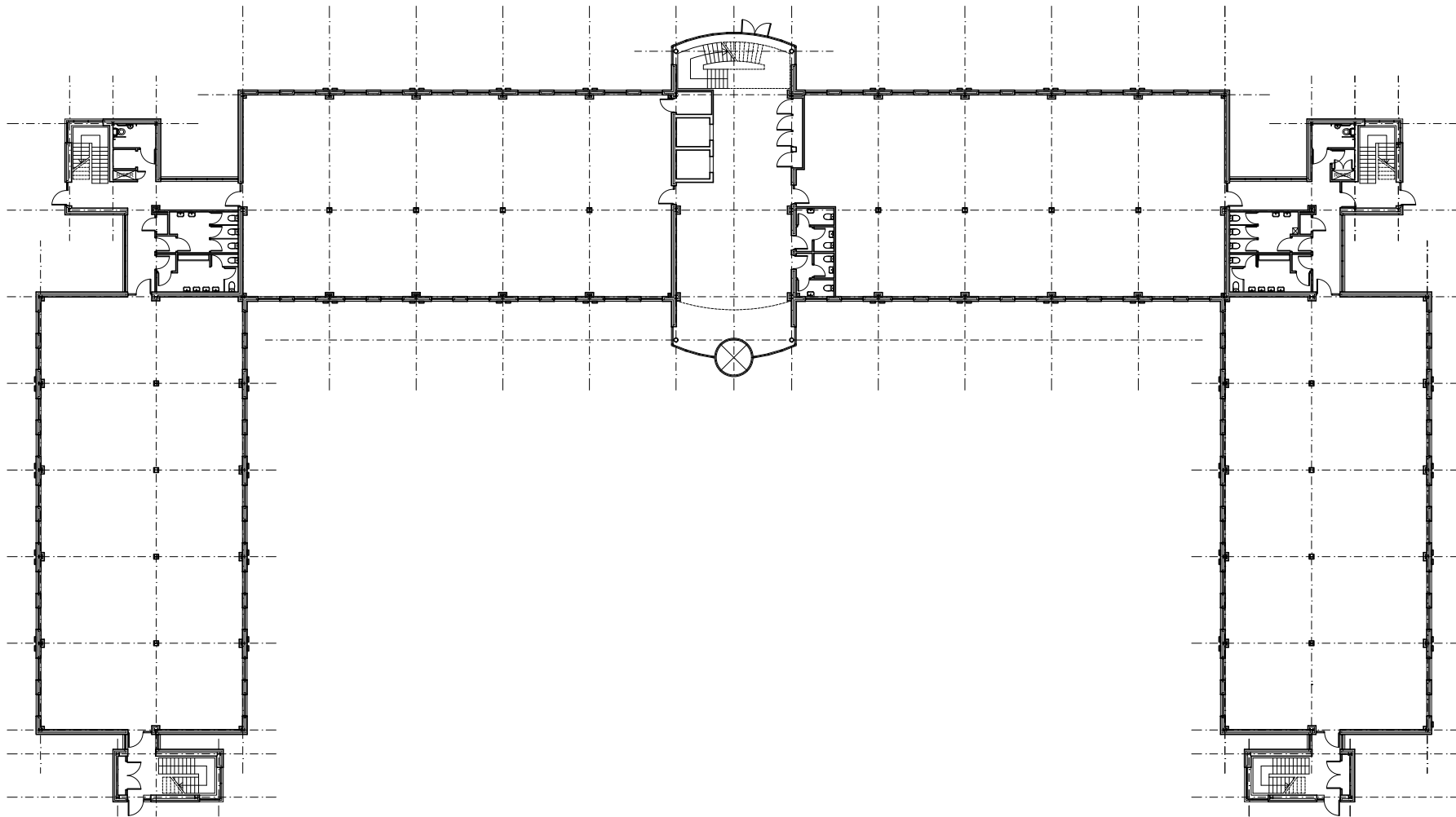
C60.

### RATES

NAV: We have been advised by Land & Property Services that the Net Annual Value is £446,000 resulting in rates payable of approx. £245,766.07 (£5.93/sqft) for the year 2022/2023.



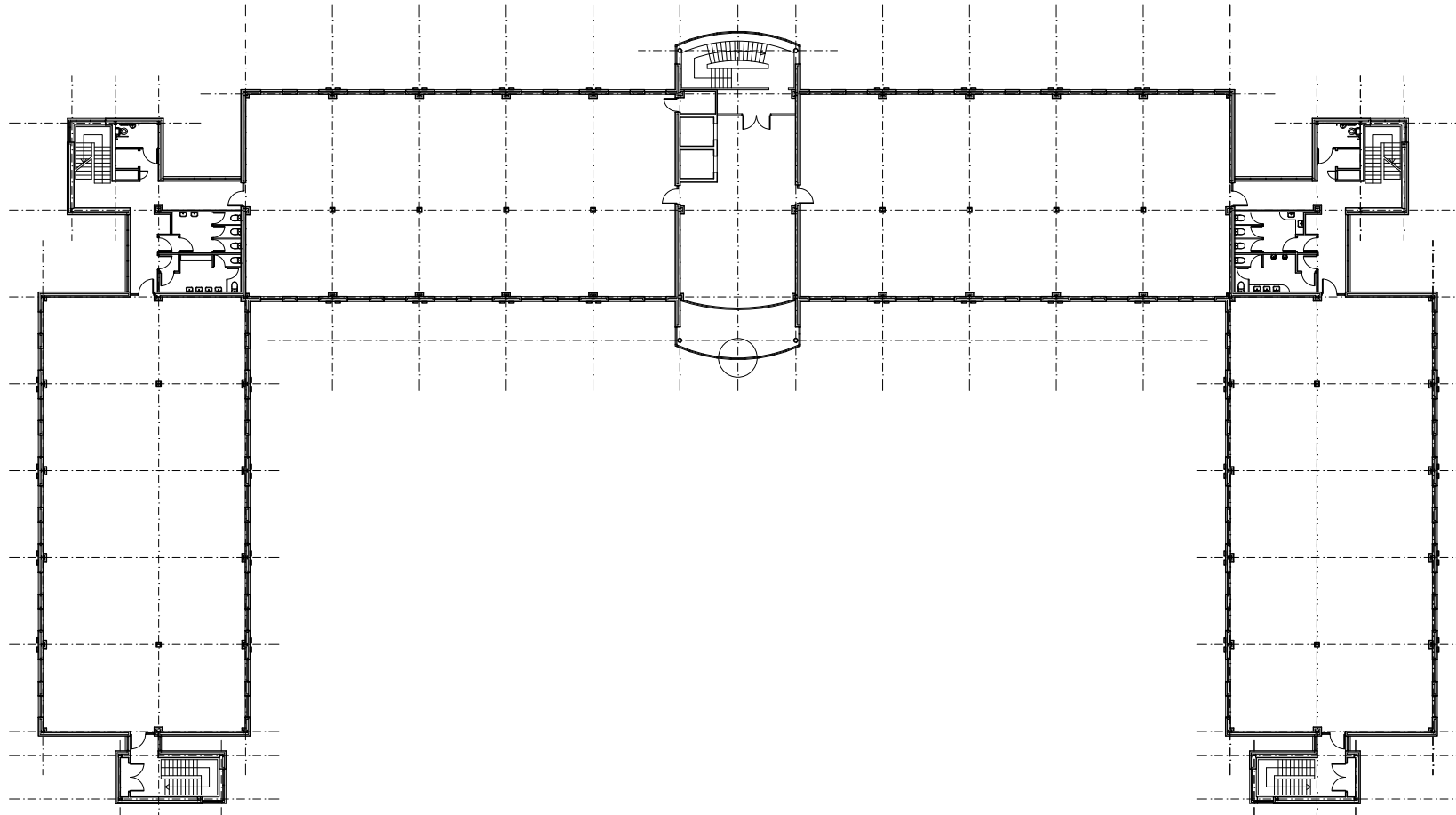
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## Ground Floor Plan

For identification purposes only.

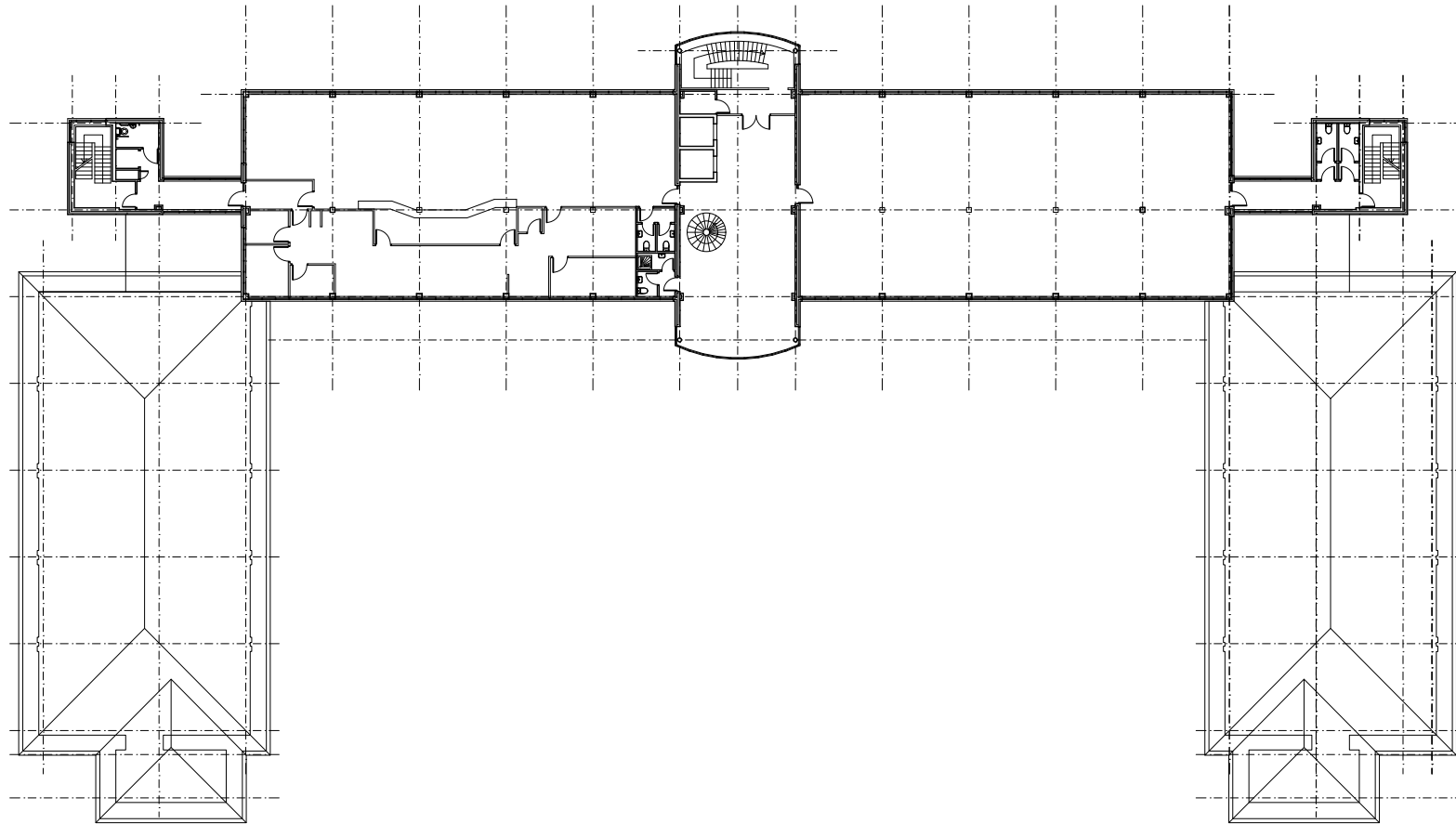
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## **First Floor Plan**

For identification purposes only.

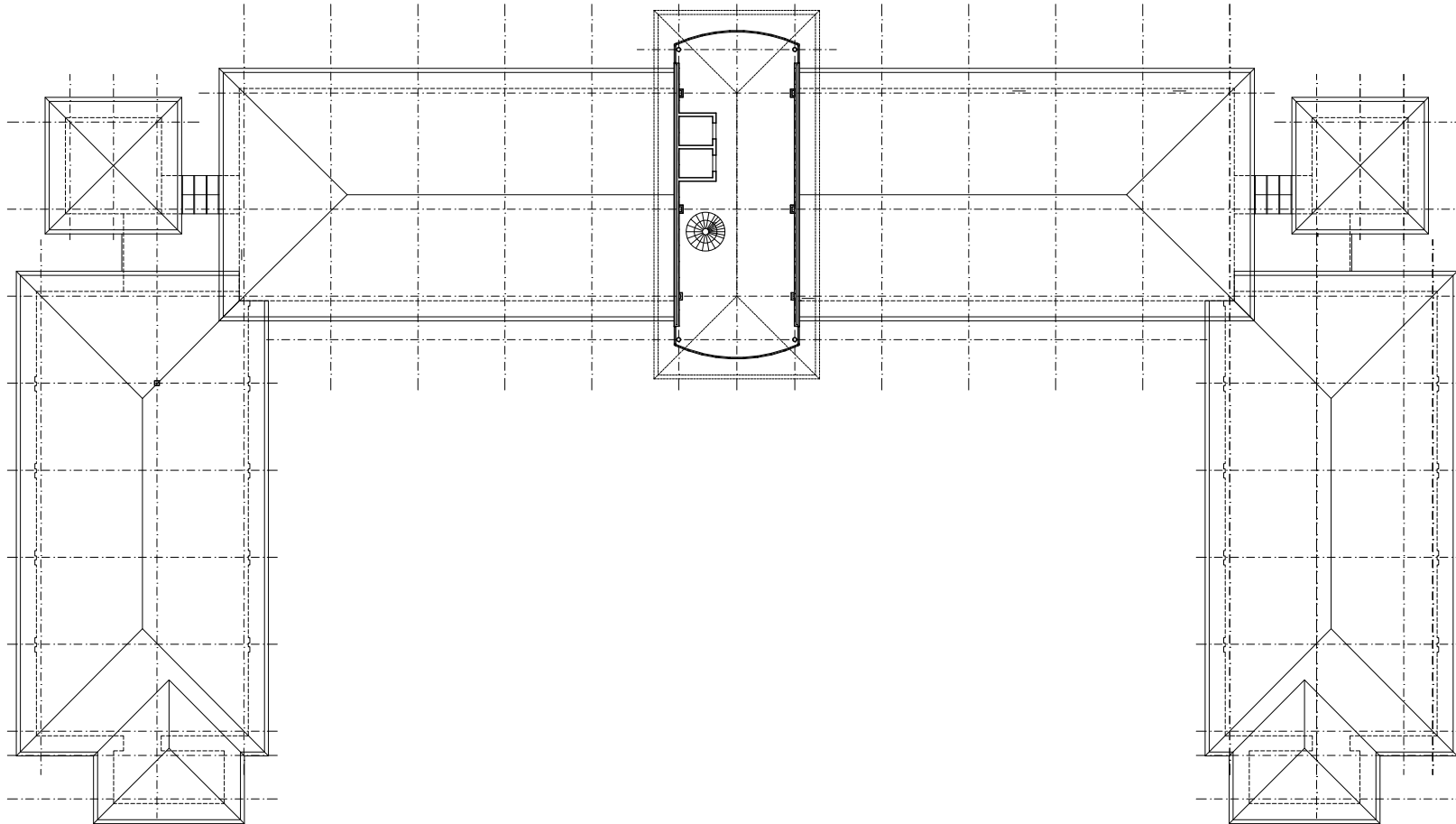
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## **Second Floor Plan**

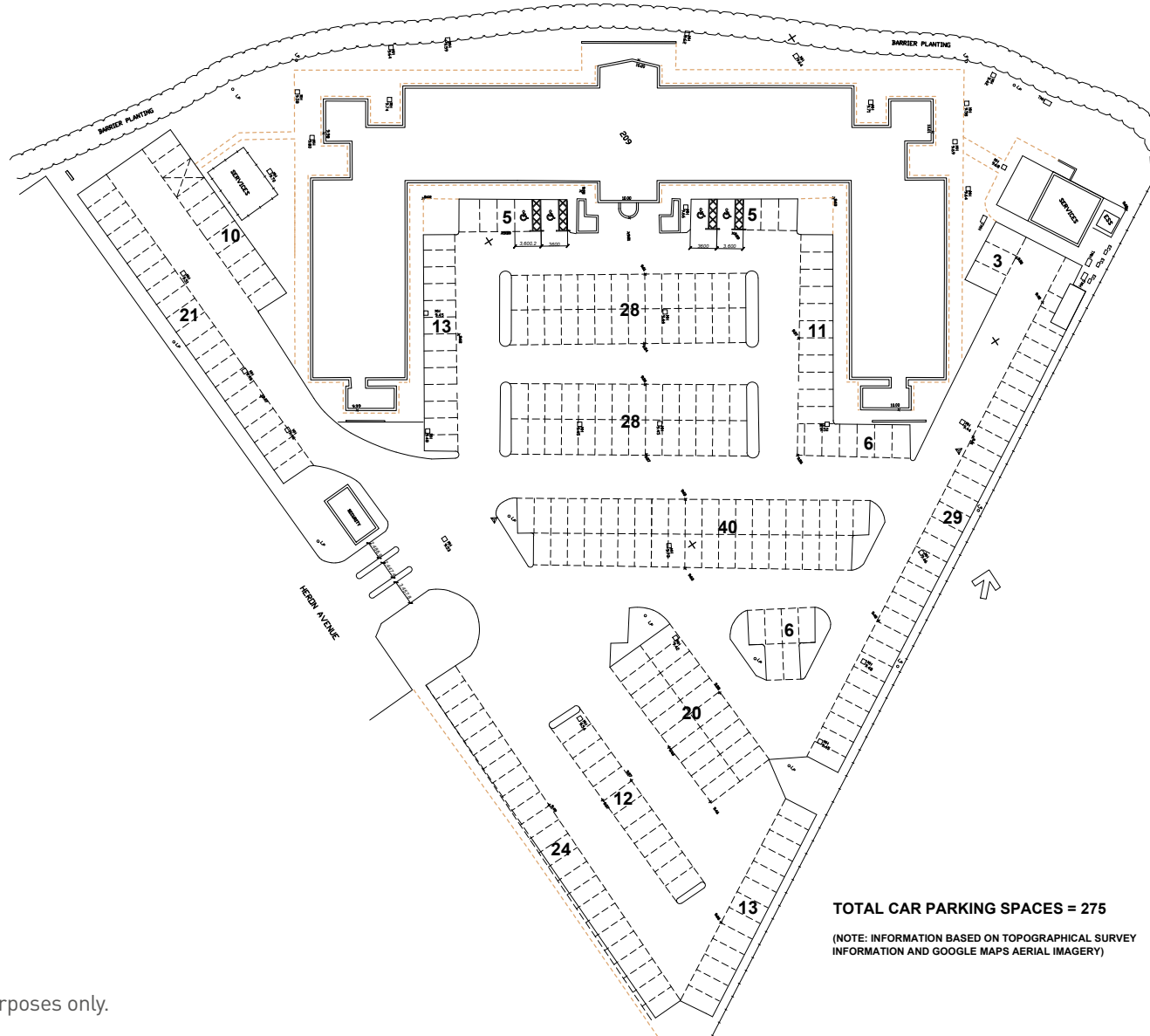
For identification purposes only.

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## **Third Floor Plan**

For identification purposes only.



**TOTAL CAR PARKING SPACES = 275**

(NOTE: INFORMATION BASED ON TOPOGRAPHICAL SURVEY  
INFORMATION AND GOOGLE MAPS AERIAL IMAGERY)

## Site Plan

For identification purposes only.



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### McCombe Pierce LLP

Lombard House, 10-20 Lombard Street, Belfast BT1 1RD

+44 (0)28 9023 3455

www.cushmanwakefield-ni.com

Michael Pierce BSc MRICS,  
Colin McDowell BSc (Hons) FRICS,  
Robert Toland BSc (Hons) MRICS,  
Paul Ritchie BSc (Hons) MRICS,  
Michael McCombe MA (Hons) MLE MRICS

### For more information, please contact:

#### Robert Toland

028 9023 3455

079 8074 0270

robert.toland@cushwake-ni.com

#### Alicia Niedzialkowska

028 9023 3455

078 5582 7510

alicia.niedzialkowska@cushwake-ni.com



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