



TO LET

**MODERN OWN DOOR OFFICE OF APPROX. 3,200 SQFT (298 SQM)
BUILDING 3, BELMONT OFFICE PARK
232-242 BELMONT ROAD, BELFAST, BT4 2AW**





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Location

This modern own door office is located within the very popular Belmont Office Park at the junction of Belmont Road and Hawthornden Way within leafy East Belfast.

The location is ideal for access to both the City Centre as well as Stormont, Belfast City Airport and the main motorway network linking Belfast to the remainder of the province.

Located approx. 3 miles from the City Centre, the location benefits from ease of access to the local amenities in both Belmont and Ballyhackamore.

Description

The subject property forms part of a purpose built, edge of town modern office park, comprising of 9 no. own door offices.

The majority of the offices in the business park extend to only approx. 2,150sqft but Building 3 is bigger and extends to approx. 3,200sqft.

The accommodation is arranged over ground and 1st floor and has only recently been refurbished to a high standard and is available for immediate occupation.

The accommodation at ground floor provides a modern entrance/reception, a good sized boardroom (with aircon), separate meeting room (with aircon), open plan office space, kitchen and accessible WC.

The 1st floor is mainly open plan with a comms room, store room/private office in-situ. There are also WCs accessed off the 1st floor landing.

Finishes include:

- Plastered and painted walls.
- Suspended and plastered ceilings with LED lighting.
- Newly carpeted floors.
- Perimeter trunking with Cat 5 cabling back to the comms room.
- GFCH with air conditioning to the Boardroom, meeting room and comms room.
- Abundance of natural light.

The property also benefits from 12 exclusive onsite car park spaces.

Accommodation

The premises provides the following approximate internal areas:

Description	Sq Ft	Sq M
Ground Floor	1,638	152
First Floor	1,568	146
Total	3,206	298

Lease Details

Term	By negotiation, subject to a minimum 5 year term
Rent	£45,000 pax.
Repairs & Insurance	Full Repairing & Insuring Terms.
Service Charge	Levied to cover external repairs, maintenance, management & security of the common areas.

NAV

We have been advised by Land & Property Services that the NAV is £32,300 resulting in rates payable of approximately £17,544 for 2021/22.

VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.



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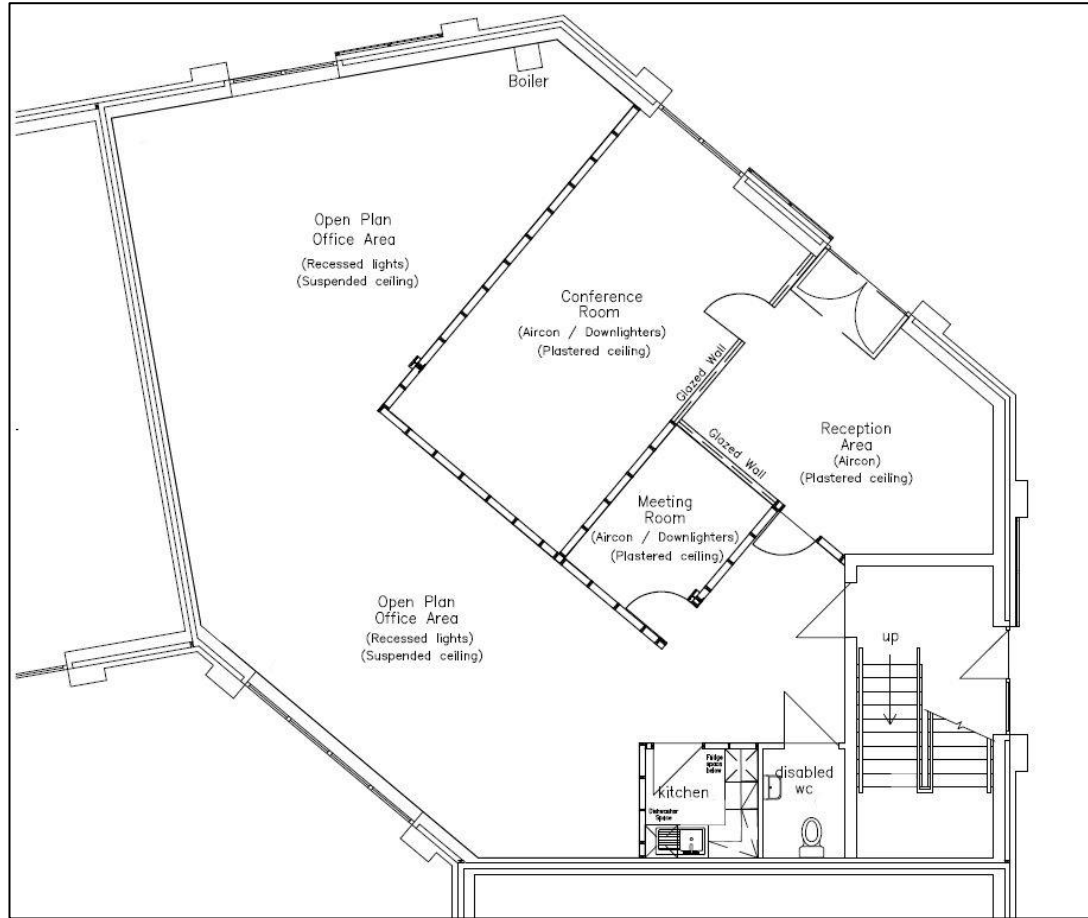
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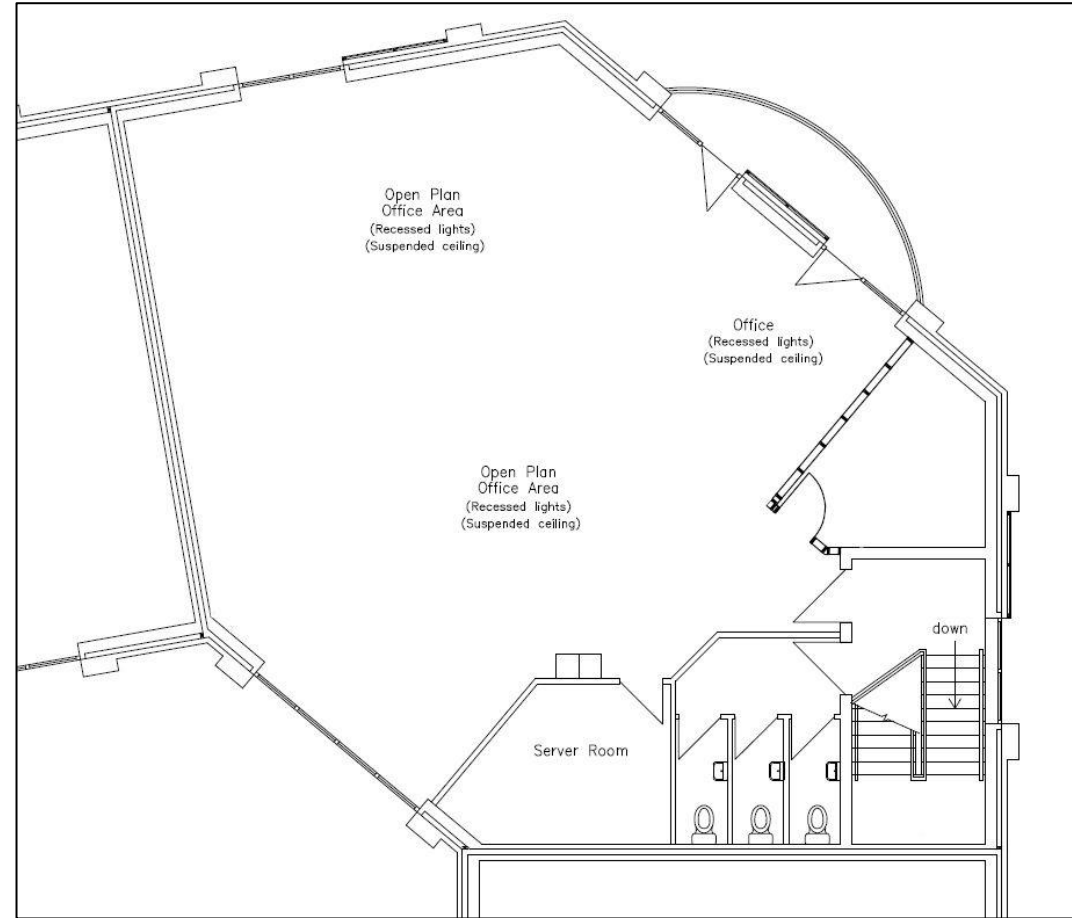
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Ground Floor



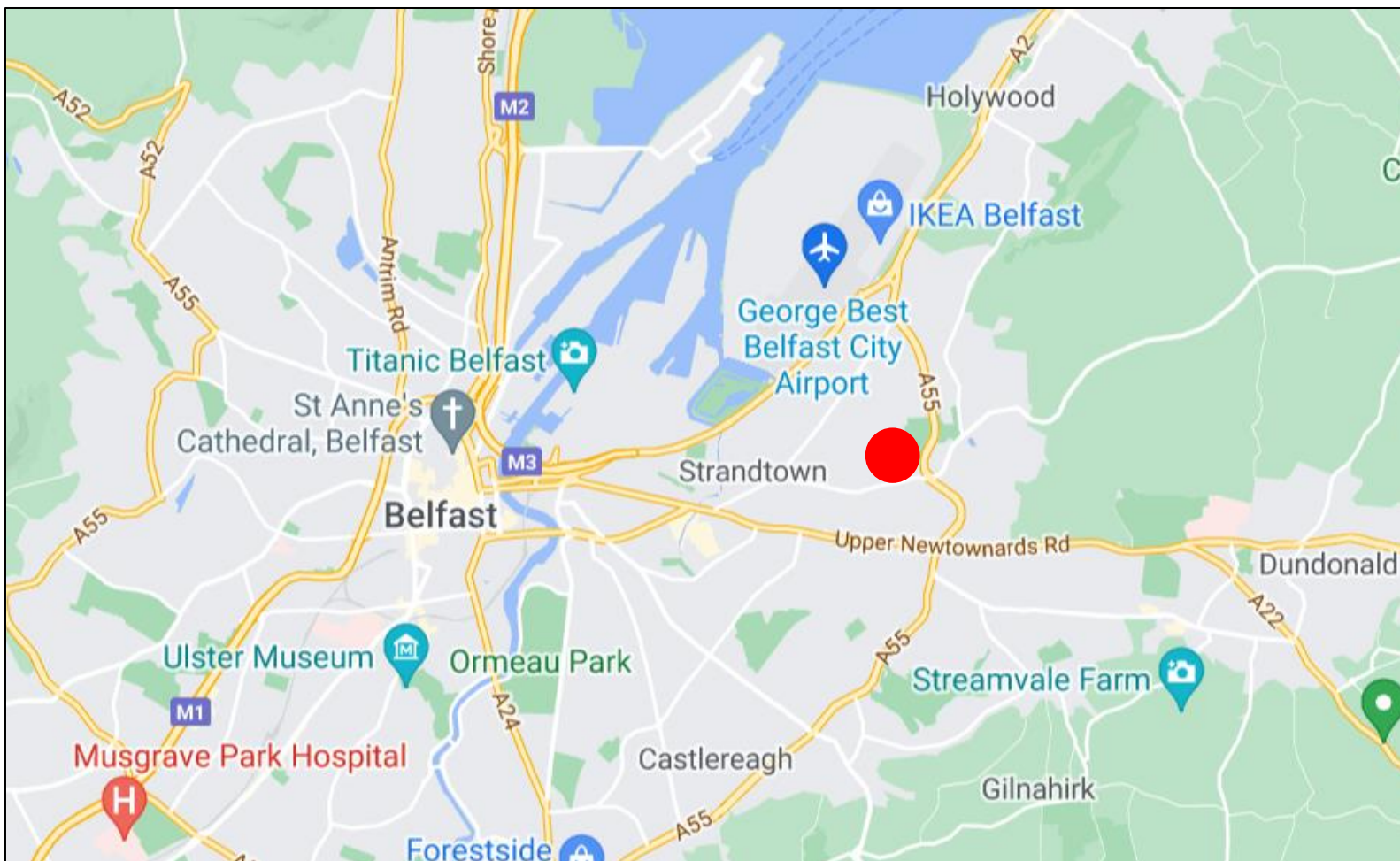
1st Floor



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For more information, please contact:

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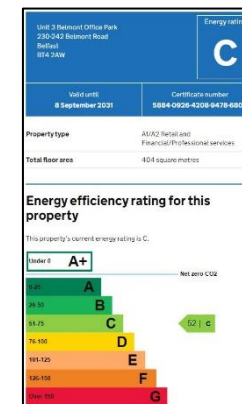
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