

TO LET

Unit 5B Edgewater Business Park,
Belfast

Modern Office Accommodation

Property Highlights

- Extending to approx. 3,626 sq ft (336.83 sq m).
- Dedicated on-site parking.
- Situated in close proximity to the Port of Belfast Victoria Terminal.
- Provides easy access to the City Centre and the motorway network via the Fortwilliam Junction of the M2.

For more information, please contact:

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Location

Situated on the North Foreshore within the Belfast Harbour Estate, in close proximity to the Port of Belfast's Victoria Terminal, Edgewater Business Park, located just off Dargan Road provides ease of access to the motorway network and Belfast City Centre via the Fortwilliam Junction of the M2 motorway.

Other occupiers in the immediate vicinity include Noonans, Alpha Housing, GCRM, Ostick & Williams and the Sanderson Group.

Description

Edgewater Business Park is the premier office location on the North Foreshore. Occupying a waterfront position it provides modern purpose built office units with dedicated on-site parking. The subject property, Unit 5B, is a two-storey mid-terrace building of modern blockwork construction with a pitched tiled roof and double glazed powder coated aluminium frame windows. It has been finished to a high standard throughout to include carpeted floors, plastered and painted walls, suspended ceilings with recessed lighting and perimeter trunking.

The ground floor is arranged to provide a reception area, open plan and cellular offices/meeting rooms, kitchen and wc facilities, whilst the first floor is mainly open plan, with two private offices. The premises is heated by a gas fired central heating system.

There are 5 dedicated car parking spaces on site.

Accommodation

The premises provides the following approximate Net Internal Areas

Description	Sq Ft	Sq M
Ground floor	1,683	156.34
First floor	1,943	180.49
Total	3,626	336.83

Lease Details

Term	By negotiation
Rent	On application
Repairs	Tenant is responsible for internal and external repairs
Service charge	Levied to cover management of the estate. Estimated at approx. £2,069 pax
Ground rent	Payable by the tenant. Estimated at approx. £5,130 pax
Insurance	Tenant to reimburse the landlord in respect of the buildings insurance premium

NAV

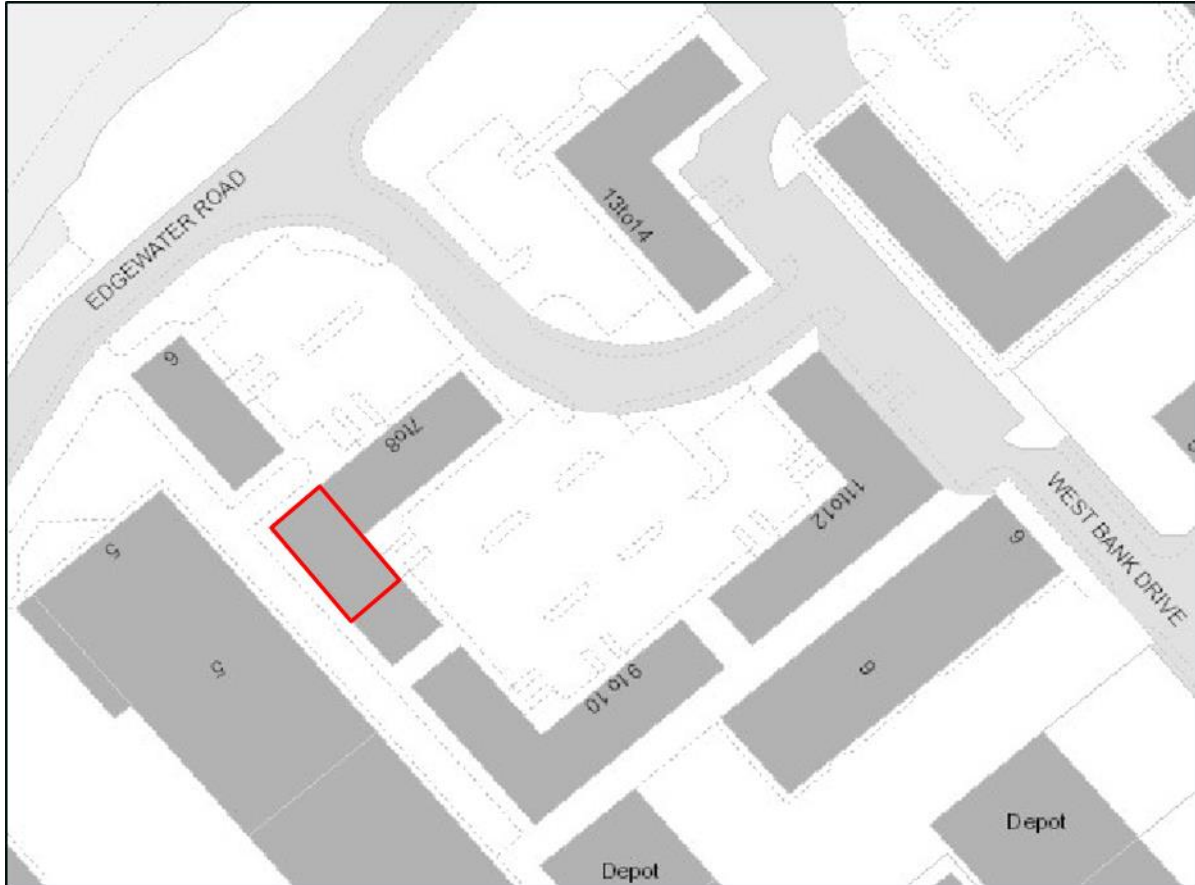
We are advised by Land & Property Services that the NAV for the property is £30,300. Based on the 2019/20 rate in the £ for Belfast of 0.614135, this results in rates payable of approximately £18,608.

VAT

All prices and figures quoted are exclusive of VAT which may be chargeable at the prevailing rate.

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EPC

Energy Performance Certificate **Northern Ireland**
Non-Domestic Building

Edgewater House
Edgewater Business Park 5b
Edgewater Road
BELFAST
BT3 3JQ

Certificate Reference Number:
9125-3028-0852-0000-7391

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at www.finance-ni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+	Net zero CO ₂ emissions
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

Less energy efficient

65

This is how energy efficient the building is.

Technical Information	Benchmarks
<p>Main heating fuel: Natural Gas</p> <p>Building environment: Heating and Natural Ventilation</p> <p>Total useful floor area (m²): 274</p> <p>Building complexity (NDS level): 3</p> <p>Building emission rate (kgCO₂/m² per year): 49.02</p> <p>Primary energy use (kWh/m² per year): Not available</p>	<p>Buildings similar to this one could have rating as follows:</p> <p>28 If newly built</p> <p>74 If typical of existing stock</p>



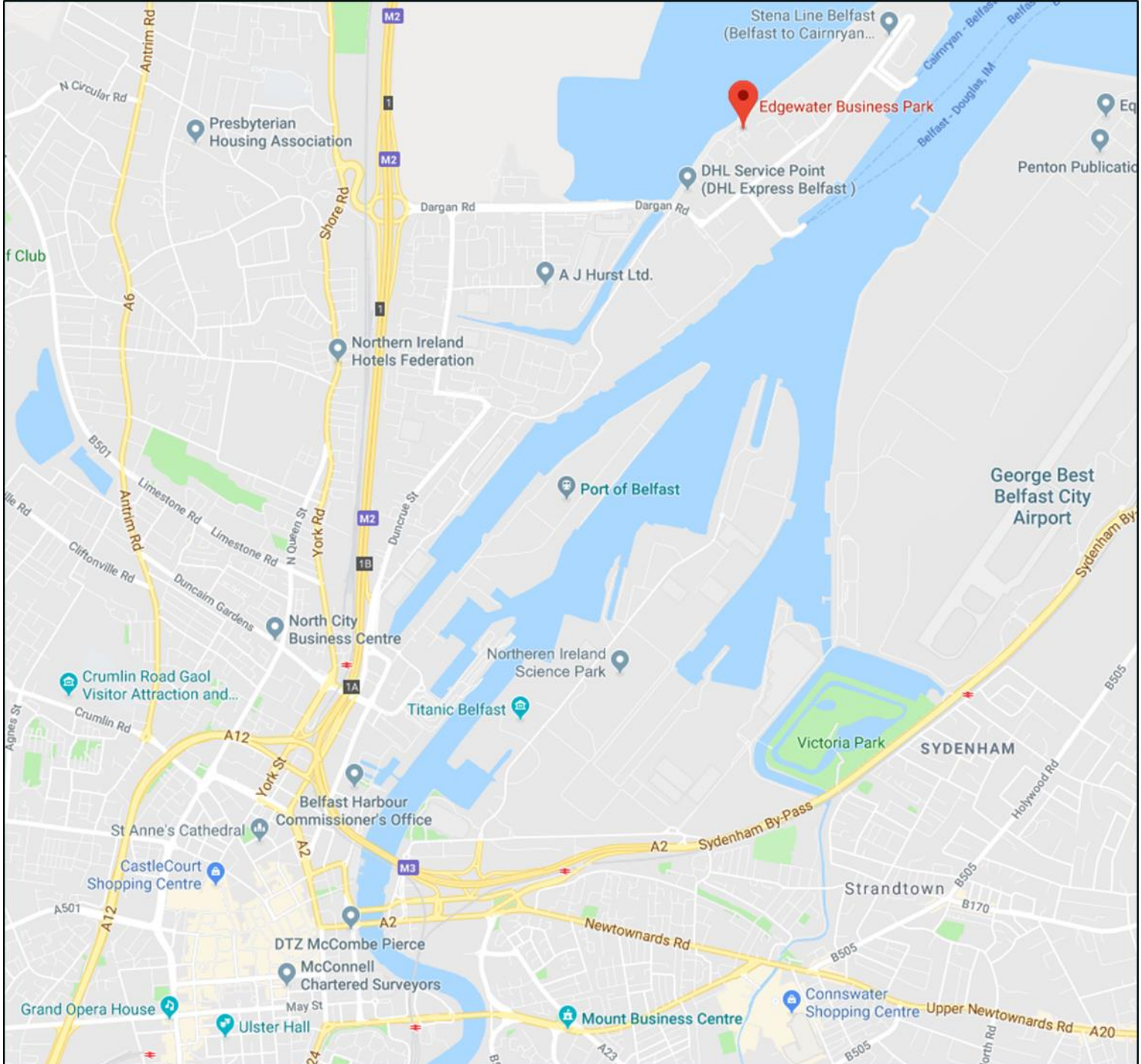
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