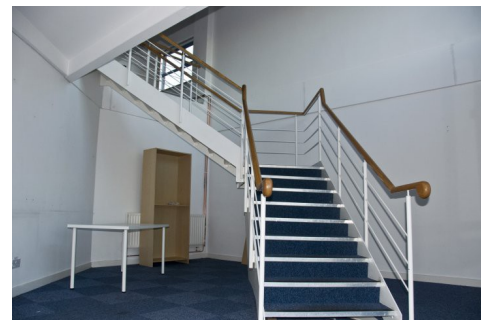


# TO LET

## Quality Office Building

3C Heron Wharf, Sydenham Business Park, Belfast BT3 9LE



**Heron Wharf is one of the best developments within Sydenham Business Park, which is one of Northern Ireland's premier office locations and is within easy distance of Belfast City Centre, Belfast City Airport, Hollywood Exchange and Hollywood.**

**This superb open plan office building of some 2,600 sq.ft. is available as one unit or as separate floors, each with their own entrance, gas fired central heating and own toilet facilities. The building has excellent lough views from the first floor suite and plentiful car parking.**

### SIZE

Ground Floor Suite	1,250 sq.ft.	(116 sq.m.)
First Floor Suite	1,345 sq.ft.	(125 sq.m.)
Outside	9 no. car park spaces	

### PRICE

Ground Floor	£7,500 per annum
First Floor	£9,500 per annum
Entire Building	£16,000 per annum

VAT	Likely to be applicable to the above
LEASE	Minimum 5 years

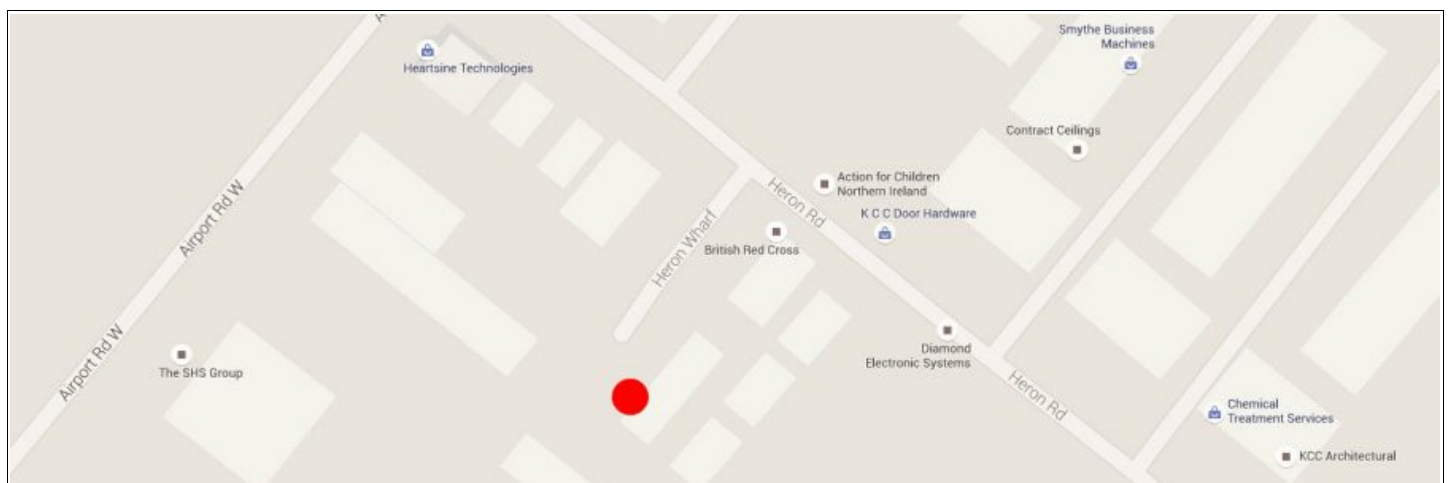
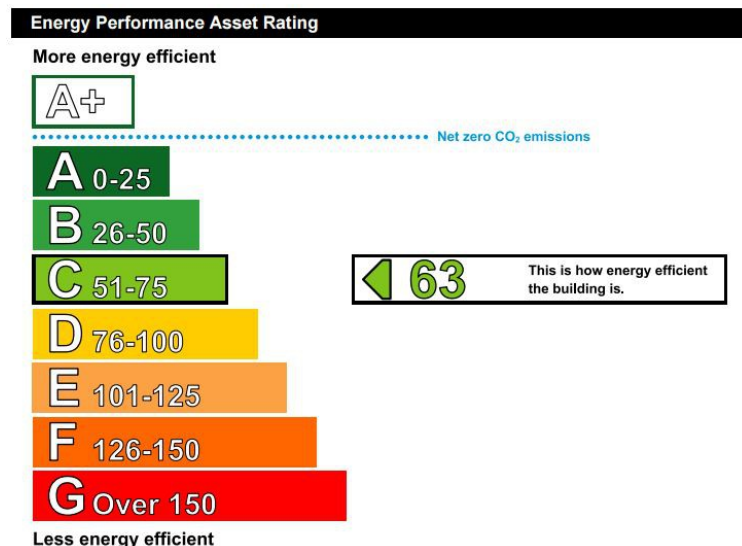


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E-MAIL: [dee@trcommercial.co.uk](mailto:dee@trcommercial.co.uk)

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REPAIRS	Tenant responsible for internal repairs		
SERVICE CHARGE	Tenant to pay a proportionate amount of the Landlord's cost of external repairs, buildings insurance, maintenance of communal areas and any other reasonable outgoings of the Landlord. Currently estimated circa £1 per sq.ft. Exclusive of VAT.		
RATES			
Ground Floor	NAV	£10,100	Rates 2016/17 £5,884.27
First Floor	NAV	£10,300	Rates 2016/17 £6,000.79
	* before small business rates relief		
EPC	C-63		
VIEWING	By appointment	028 9042 4747	
CO AGENTS	McKibbin 58-60 Upper Arthur Street, Belfast BT1 4GP		



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