

TO LET

Superb Third Floor Office Suite with Car Parking
Unit 6B Hawthorn Business Park, Stockman's Way, Belfast BT12 6SJ



This property is in a modern development approached from the slip road off the M1 roundabout at the bottom of Stockman's Lane. It offers some 1,768 sq.ft. of open plan office accommodation with: suspended ceilings and inset fluorescent lighting; excellent natural lighting; smooth plastered walls; fire alarm; pipework installed for air conditioning system; small kitchenette facility; gas fired central heating.



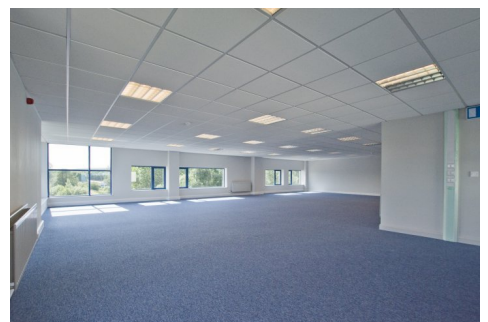
SIZE

Offices 1,768 sq.ft. (164 sq.m.)
 Ladies & Gents W.C.'s

Outside 3 no. car parking spaces to ground floor
 Plentiful street parking and visitor parking available

RENT £22,000 per annum

VAT Applicable to the rent



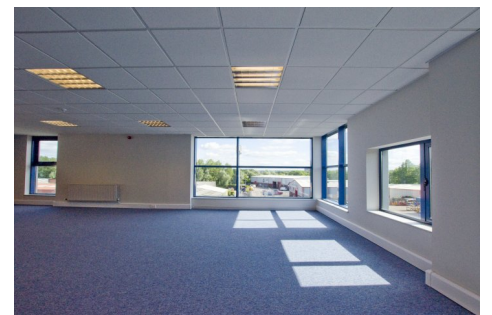
54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747

e-mail: dee@trcommercial.co.uk

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LEASE	10 years with 5 year review
SERVICE CHARGE	A service charge will be payable to cover the proportionate cost of buildings insurance; maintenance; cleaning and lighting of common areas; management fee etc.
RATES	To be rated by LPS
EPC	B-46
VIEWING	By appointment with Sole Agent 028 9042 4747



Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ 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

46

This is how energy efficient the building is.



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