# TO LET



CHARTERED VALUATION SURVEYORS

Excellent Ground Floor Office / Showroom c.2,170 sq.ft. (201.6 sq.m.) Unit B2, 19 Heron Road, Belfast BT3 9LE







## **LOCATION**

Sydenham Business Park is established as one of Northern Ireland's premier business locations. It is situated approximately 3 miles east of the city centre and is easily accessible from either the Dee Street junction of the A2 or from Holywood Exchange, giving access to the provinces road network. George Best City Airport is also within a few minutes drive. Neighbouring occupiers include Kone, The Hot Coffee Company, Flowlens, Arjo Huntleigh and Clear Group.

# **DESCRIPTION**

The unit is currently fitted as a café but can be reconfigured to good standard offices which can include reverse cycle Air-Conditioning (heating & cooling), perimeter trunking with data & power points, carpeting, suspended ceiling with recessed lighting, kitchen plus WC.

There are 3 dedicated car parking spaces to the front of the unit plus more communal car parking in the vicinity.





(Office photographs used are for 'indicative' purposes. Unit currently fitted as a café)

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

e-mail: dee@trcommercial.co.uk



Templeton Robinson Commercial is the trading name of Templeton Robinson Commercal (NI) LLP. NC001518 Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRC or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.

#### **ACCOMMODATION**

Ground Floor Office/Showroom c.2,170 sq.ft. (201.6 sq.m.)

RENT £16,500 per annum exclusive

(but dependant on level of fitout required)

Potential for additional space up to Total c.4,500 sq.ft.

of office, showroom and warehouse if required

TERM Lease negotiable, minimum three years

REPAIRS/INSURANCE Full Internal Repairing and Insuring Basis

SERVICE CHARGE Levied to cover cost of maintenance and upkeep of

common areas, external building repairs, management

fees, building insurance.

GROUND RENT TBC

RATEABLE VALUE NAV £19,400 (Coffee Shop)

Rates to be reassessed following configuration as offices

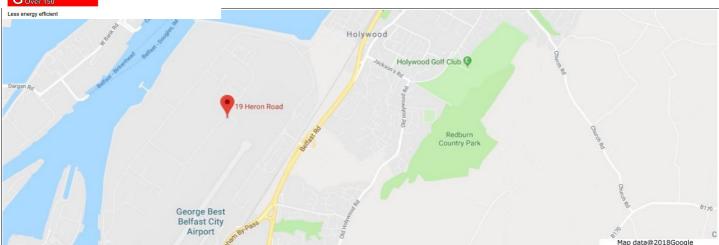
EPC D-97

VAT All rentals quoted are exclusive of VAT,

which is chargeable

VIEWING By appointment with Sole Agent 028 9042 4747





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

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercal (NI) LLP. NC001518

Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendor's or Lessors do not make or give TRC or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.



CHARTERED VALUATION SURVEYORS







