

# TO LET

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 Hollywood 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 Hollywood BT18 9AJ Telephone +44 (0)28 9042 4747

e-mail: [dee@trcommercial.co.uk](mailto:dee@trcommercial.co.uk)

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### 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



### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

97 This is how energy efficient the building is.



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

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