

RENT REDUCED

**TEMPLETON
ROBINSON**
COMMERCIAL

CHARTERED VALUATION SURVEYORS

FOR SALE / TO LET

Excellent Office Building with 11 Car Park Spaces

Unit 3A Heron Wharf, Sydenham Business Park, Belfast BT3 9LE



LOCATION

The building is located within the popular Sydenham Business Park approximately 3 miles north east of Belfast city centre, in close proximity to Sydenham Bypass and the A2 dual carriageway from Belfast to Bangor. The park benefits from excellent transport links to the M1 and M2 motorways, Belfast City Airport and Holywood Exchange. Neighbouring occupiers include British Red Cross, Nimbus, Premier, Kirby, Vickerstock and Ultra Pro Service.

DESCRIPTION

The property comprises a two storey office building in an established office location. The unit is arranged as ground floor reception area, glazed partitioning, boardroom, manager's office, server room and kitchen plus WC and disabled access WC on ground floor. There is a large open plan office, 3 private offices, kitchen plus WC at first floor level. It is well finished to include perimeter trunking, gas fired central heating, category 2 lighting, double glazed PVC windows, intruder alarm plus 11 car park spaces (3 to the front and 8 to the side).



ACCOMMODATION

Ground Floor	c.1,246 sq.ft.	(115.7 sq.m.)
First Floor	c.1,161 sq.ft.	(107.9 sq.m.)
plus male/female/disabled W.C's		

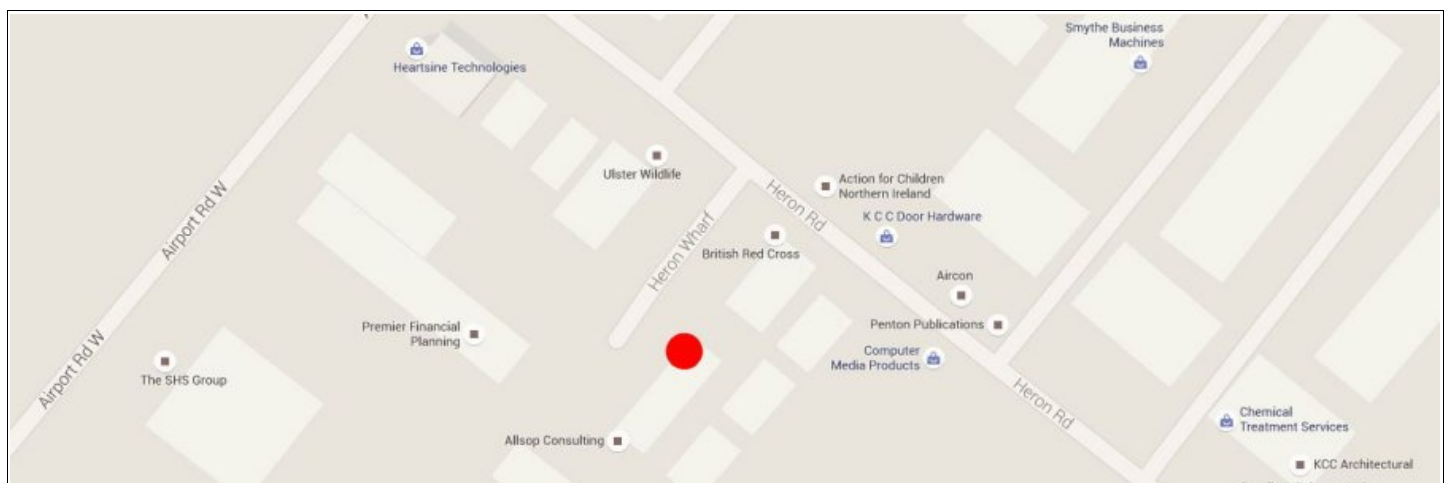
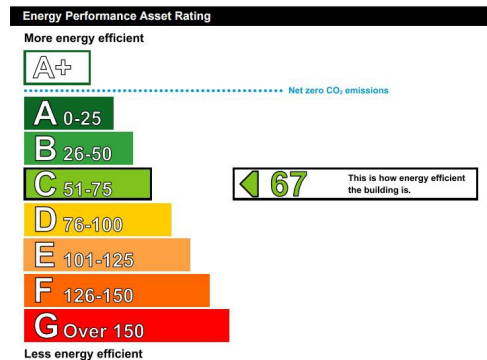
Total accommodation c.2,407 sq.ft. (223.6 sq.m.) plus 11 dedicated car park spaces.

Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: gareth@trcommercial.co.uk

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PRICE	Offers over £140,000	
RENT & GROUND RENT	£15,000 per annum exclusive	
TERM	Minimum 1 year	
SERVICE CHARGE	Currently charged c.£500 per annum to cover maintenance and up keep of the common areas of the business park.	
RATES	NAV	£24,600
	Rates payable 2022/23	£13,557
VAT	All rentals are quoted exclusive of VAT, which is chargeable.	
EPC	C-67	
VIEWING	By appointment with sole agent 028 9131 3830	
NOTE	Under the terms of the Estate Agents Act 1979, we are required to disclose to prospective purchasers that a Director of Templeton Robinson Commercial is related to the Directors of the Vendor Company.	



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