

RENT REDUCED

TEMPLETON  
ROBINSON  
COMMERCIAL

CHARTERED VALUATION SURVEYORS

# 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, United Optical, On The Square Auctions 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.



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

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial Ltd. NI1686154  
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, GROUND RENT & SERVICE CHARGE

£19,500 per annum exclusive

### TERM

Lease negotiable depending on fitout requirements, minimum three years

### REPAIRS/INSURANCE

Full Internal Repairing and Insuring Basis

### RATEABLE VALUE

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 9131 3830



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



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

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial Ltd. NI686154 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.

