

TO LET

First Floor Offices c.1,949 sq.ft. (181.1 sq.m.) plus 2 car parking spaces
Unit B4, 19 Heron Road, Sydenham Business Park, 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, United Optical, Liquid Line, JSVape Supplier and the Clear Group.

DESCRIPTION

The offices are fitted to a very high standard to include air-conditioning, perimeter trunking with data & power points, vinyl flooring, suspended ceiling with recessed and diffused fluorescent lighting plus separate male and female WC's.

The office suite has its own dedicated entrance at Ground Floor level and is arranged as large open plan office, private offices and large kitchen / break out room plus two dedicated car parking spaces. There is also ample additional on site car parking in the vicinity.

The offices come partly furnished.

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

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ACCOMMODATION

Main Office	c.1,214 sq.ft.	(112.8 sq.m.)
Private Office	c.259 sq.ft.	(24.1 sq.m.)
Private Office	c.179 sq.ft.	(16.6 sq.m.)
Server Room / Store	c.50 sq.ft.	(4.6 sq.m.)
Kitchen / Training Room plus Male and Female WC's	c.247 sq.ft.	(23 sq.m.)
Outside	2 no Car Park spaces	

Total Accommodation c.1,949 sq.ft. (181.1 sq.m.)

LEASE DETAILS

RENT, GROUND RENT AND SERVICE CHARGE £22,000 per annum excl.

TERM 3 Years minimum

REPAIRS/INSURANCE Full Internal Repairing and Insuring basis

VAT Prices quoted are exclusive of VAT, which is chargeable on the rent and outgoings

RATES NAV £16,200
Rates payable 2026/27 with SBRR £10,535

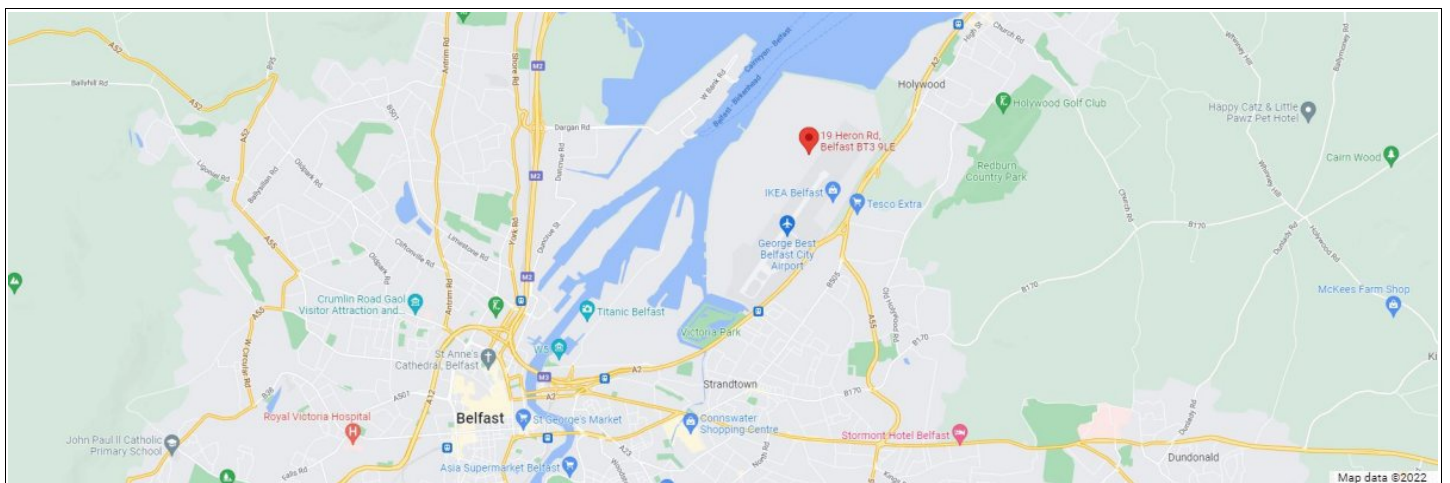
EPC C-59

VIEWING By appointment with Sole Agent 028 9131 3830



ANTI-MONEY LAUNDERING

In accordance with the current Anti-Money Laundering (AML) Regulations the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.



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