

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, Lucas Love Health Care and Ulster Wildlife.



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 separate 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

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.

SALE DETAILS

PRICE £160,000 excl.

LEASE DETAILS

RENT & GROUND RENT £20,000 per annum exclusive

TERM Minimum 3 years

SERVICE CHARGE Currently charged c.£1,000 per annum to cover maintenance and up keep of the common areas of the business park.

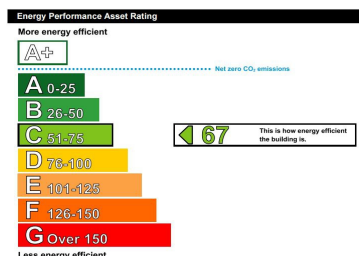
RATES NAV £24,600
Rates payable 2026/27 £15,997

VAT All rentals are quoted exclusive of VAT, which is chargeable.

EPC C-67

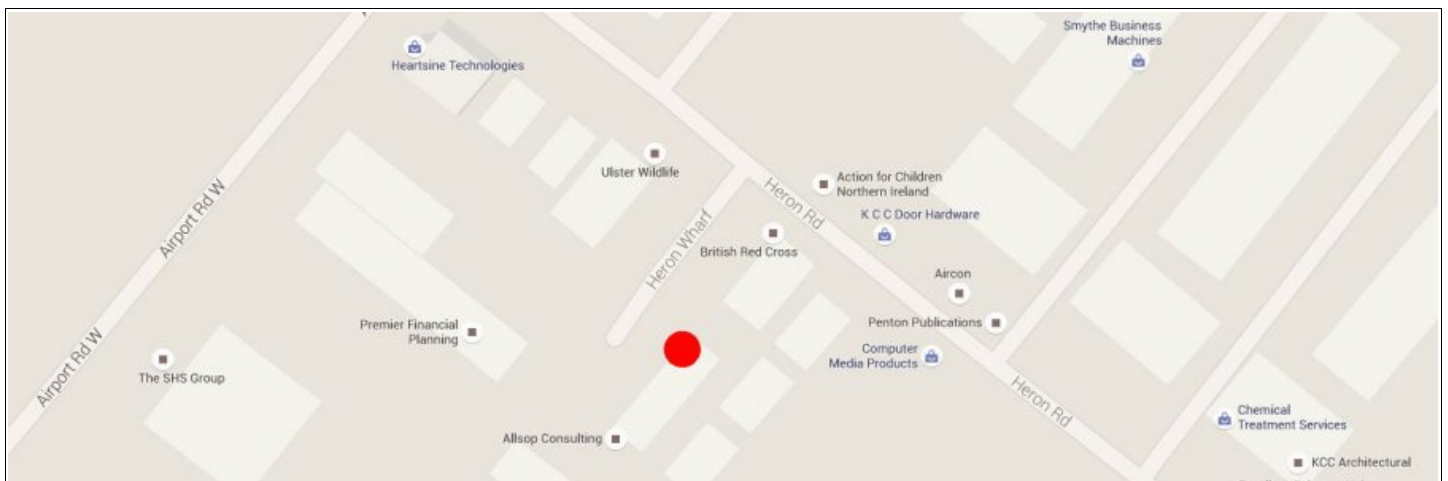
VIEWING By appointment with sole agent
028 9131 3830

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.



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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