

Joint Agents

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TO LET

6B Pilots View, Heron Road, Belfast, BT3 9LE

Newly refurbished 1st floor office suites of c. 940 sq ft / 87 sq m and c. 988 sq ft / 92 sq m with 12 no. car park spaces

LOCATION

The subject property is situated within Sydenham Business Park, one of Belfast's premier business parks located c. 2 miles from Belfast City Centre.

The park is in close proximity to Belfast City Airport and the D5 development whose occupiers include Sainsbury's, B&Q, Ikea, Lidl, B&M and Decathlon. The property benefits from excellent transport links to Greater Belfast, the Docks and the wider province via the M3 bridge interchange and Sydenham Bypass.

Adjoining occupiers include BCN Group, VB Evans & Co, Building Protection Systems, Mascott Construction, CCL Interiors and Adopt NI.

DESCRIPTION

Located on the first floor, these recently refurbished office suites can be let separately or as a single floor.

Fitted to include carpeted raised flooring, plastered / painted walls, suspended ceilings with recessed lighting, air conditioning / gas fired heating, male & female WC's and shared kitchen.

The units have intercom access and benefit from 12 dedicated car park spaces (6 per suite if let separately).

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Suite A (Comprises open plan office, meeting / board room and store / comms room)	c. 87 sq m	940 sq ft
Suite B (Comprises open plan office, and meeting / board room)	c. 92 sq m	988 sq ft
Shared Kitchen	-	-
TOTAL OFFICE ACCOMMODATION	c. 179 sq m	1,928 sq ft

6 Dedicated car park spaces per suite included in the rent

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: 10560





Suite B



Suite A



Suite A



Suite B

6B Pilots View, Heron Road, Belfast

Newly refurbished 1st floor office suites



Communal Kitchen



Suite B

LEASE DETAILS

RENT:	Suite A: £12,000 per annum Suite B: £12,750 per annum
TERM / RENT REVIEW:	Negotiable, subject to periodic upwards only rent reviews
REPAIRS / SERVICE CHARGE:	Internal repairing liability, and service charge payable in respect of landlords costs of repairing and maintaining the exterior of the building, common areas and site / car parking (Currently c. £150 per month per unit)
INSURANCE:	Landlord insures the building and recovers a pro rata proportion of the premium from the tenants
VAT:	VAT is not payable on the rent

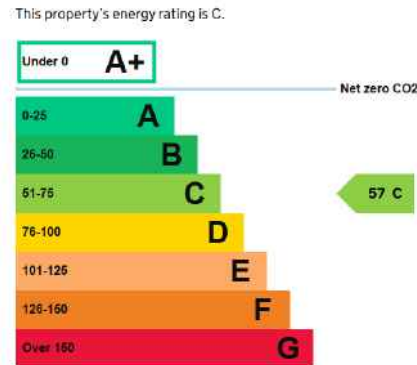
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: To be confirmed

Estimated current rates payable on analysis of the LPS Website:
Suite A - £5,655 Suite B - £5,980

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



O'CONNOR KENNEDY TURTLE

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Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

FURTHER INFORMATION

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For further information / viewing arrangements please contact:

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