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Unit A16 Harbour Court, Sydenham Business Park, 7 Heron Road, Belfast, BT3 9LE

Modern Business Unit Comprising Offices, Showroom and Warehouse Accommodation totalling c. 3,426 sq ft / 318 sq m

LOCATION

Sydenham Business Park, one of Belfast's premier business park locations, is located approximately two miles from Belfast City Centre on the eastern fringe of Belfast City Airport, close to the D5 development whose occupiers include Sainsburys, B&Q, Ikea, Lidl and Decathlon.

It is afforded superb access to all parts of Belfast, the docks, Belfast City and International Airports and the wider Province, by way of the M3 bridge interchange and Sydenham Bypass.

DESCRIPTION

These well appointed premises are finished to include modern showroom/offices with carpeted / wood laminate flooring, painted/plastered walls, suspended ceilings with recessed strip fluorescent lighting, double glazed windows, perimeter trunking, modern fitted kitchen and gas fired heating. The warehouse is of portal frame construction with double skin cladding, low energy lights, screed concrete floor, gas heating and electric roller shutter with separate pedestrian access – eaves height c. 20 ft. Warehouse - part painted floor / part carpet suspended acoustic ceiling with recessed lighting.

Fire and burglar alarms installed and also benefits from Belfast Harbour Estate Security.

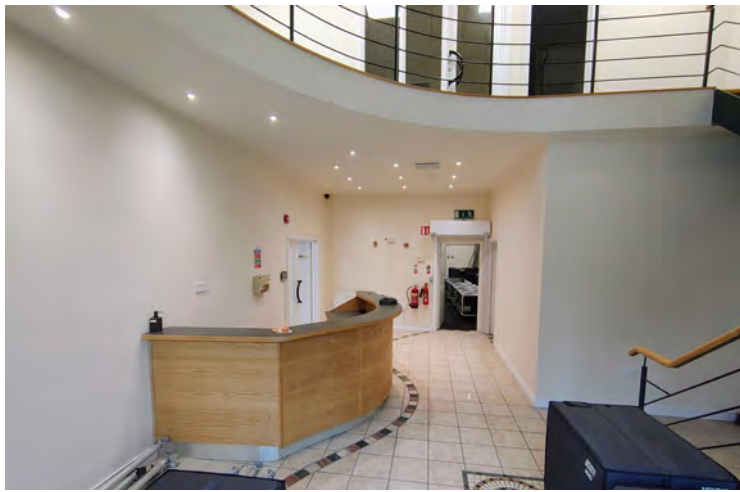
Ample customer / staff parking to front and rear of premises.

Adjoining occupiers include Extratec, Smyth Business Machines Ltd, Diamond Security, Kinsetu, Phoenix Energy Services and British Red Cross.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
2 WC's (inc. disabled)		
Reception Area	c. 29 sq m	316 sq ft
Showroom	c. 49 sq m	525 sq ft
Warehouse (inc. WC)	c. 181 sq m	1,956 sq ft
FIRST FLOOR		
Boardroom	c. 21 sq m	277 sq ft
Office 1	c. 23 sq m	245 sq ft
Kitchen	c. 10 sq m	107 sq ft
WC		
TOTAL NET INTERNAL AREA	c. 313 sq m	3,426 sq ft





LEASE DETAILS

RENT:	£22,500 per annum exclusive
TERM:	Negotiable subject to periodic upwards only rent reviews
REPAIRS / INSURANCE:	Tenant will be responsible for internal and external repairs and to reimburse the landlord with buildings insurance premium.
GROUND RENT / SERVICE CHARGE:	Tenant will be responsible for Ground Rent / Estate Service Charge levied by ground landlords - currently c. £6,720 (£5,952 ground rent & £768 service charge) per annum

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.

VAT

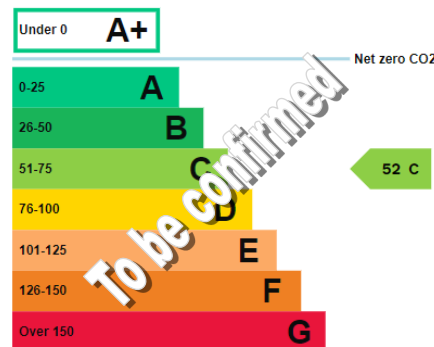
All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

NAV: £17,800

Estimated Rates Payable in accordance with LPS website: £11,153.34

Please note that all prospective tenants should make their own enquiries to confirm the NAV / rates payable.



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/uksl/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: 5500

FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

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.

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