

OK
T

Alexander
House

FOR SALE / TO LET

**Suite 3D, Alexander House, Castlereagh Rd Business Park,
478 Castlereagh Rd, Belfast, BT5 6BQ**

High Specification Office Suite of c. 3,428 sq ft with 8 no. Car Park Spaces

LOCATION

Prominent and highly accessible East Belfast office park fronting the Castlereagh Road, close to its junction with the Ballygowan Road (A23) and Belfast's Outer Ring Road (A55) - only 2 miles (5 minutes drive) from the City Centre and close to all local amenities.

On a Metro Bus route with stops directly outside the development.

Suitable for business / professional office users with benefit of 8 no. dedicated car parking spaces and abundant free on-street parking nearby in Montgomery Road.

DESCRIPTION

Fully fitted accommodation in this popular East Belfast Office Park, fitted to a high quality standard.

Finishes include:

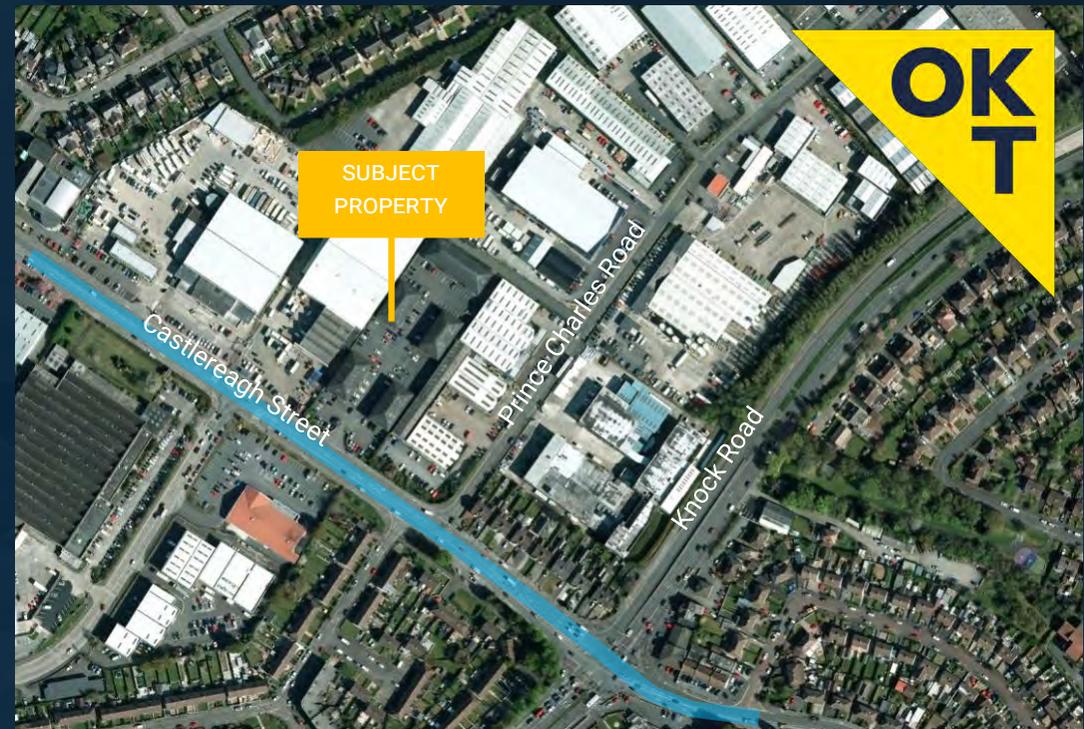
- Carpeted Flooring
- Painted / Plastered Walls
- Three compartment screed trucking
- Suspended ceilings with recessed / diffused lighting
- Part glazed partitioning to individual offices
- Gas fired heating
- Kitchen and WC facilities
- 8 no. dedicated car parking spaces

Other occupiers in the park include Brian Injuries Matter, Pacem Accountants, The Signature Works, ICW Insurance, and Kennedy Fitzgerald.

Customer Due Diligence:

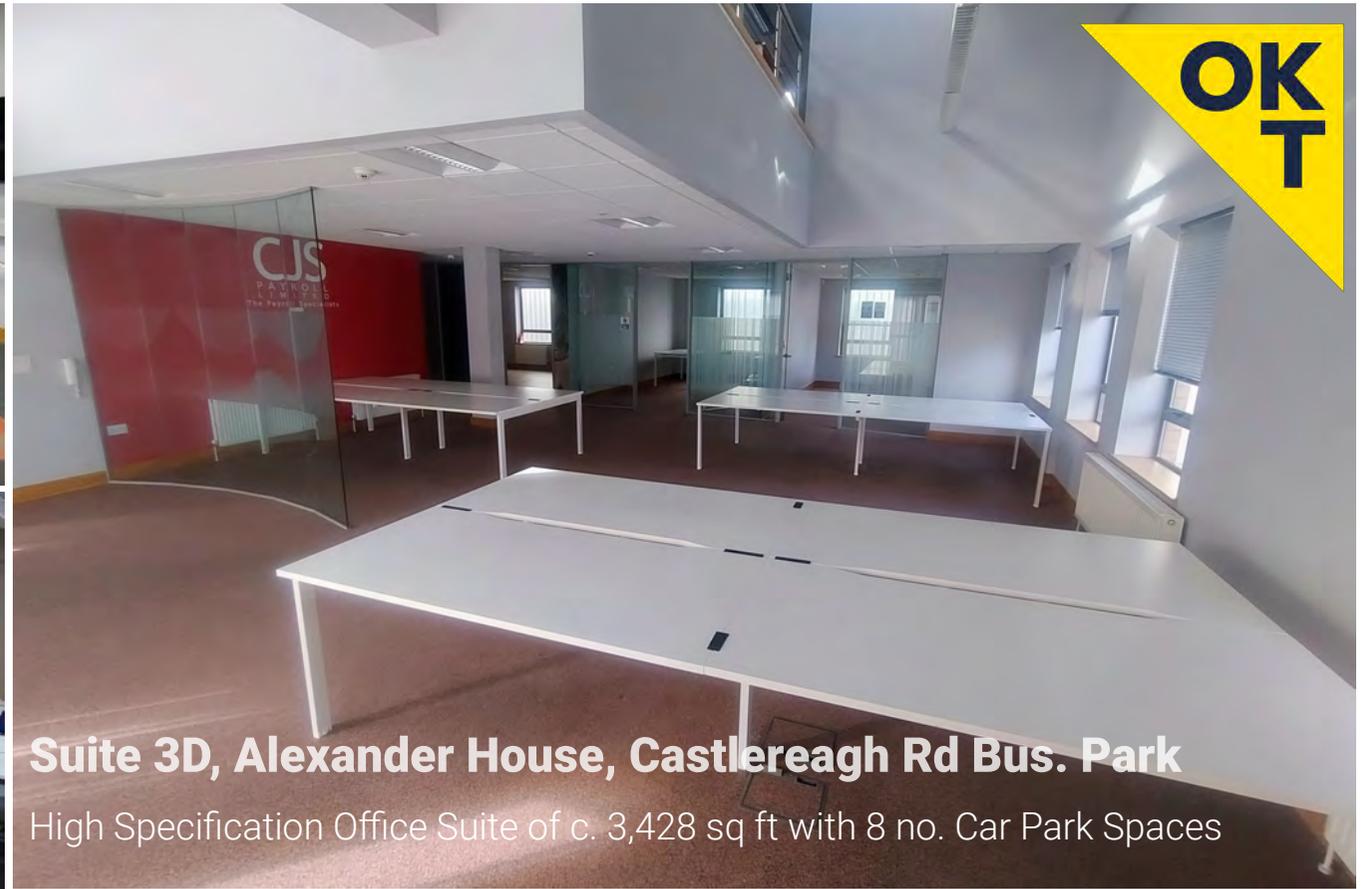
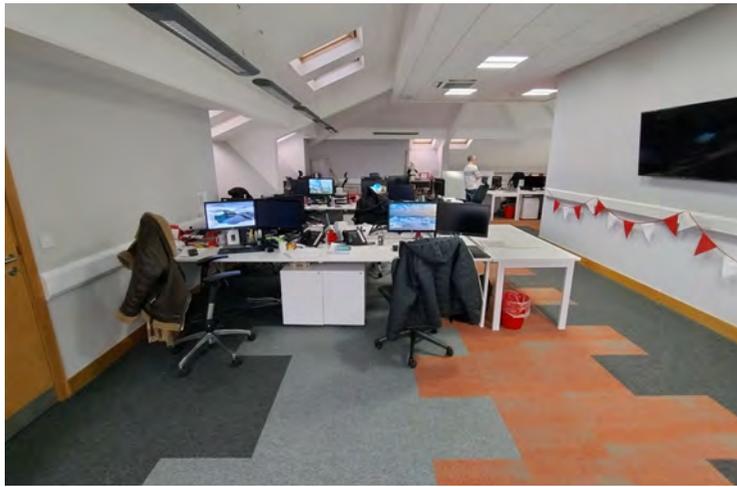
As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. 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: 9770

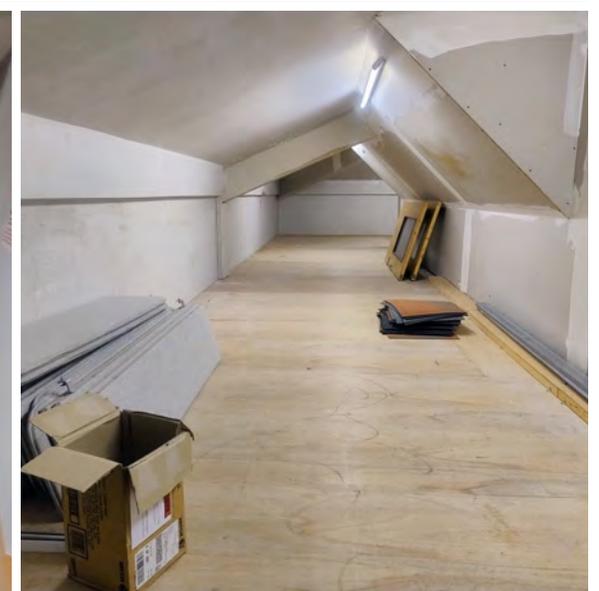


ACCOMMODATION

| DESCRIPTION | AREA (SQ M) | AREA (SQ FT) |
|---|------------------------------------|----------------|
| FIRST FLOOR | | |
| Office Area (to include 2 glazed offices, Kitchen / Canteen & Store / Comms Room) | c. 185 sq m | 2,000 sq ft |
| WC | | |
| MEZZANINE | | |
| Open Plan Office | c. 84 sq m | c. 900 sq ft |
| Perimeter Stores | c. 49 sq m | c. 528 sq ft |
| WC | | |
| TOTAL NET INTERNAL AREA | c. 318 sq m | c. 3,428 sq ft |
| CAR PARKING | 8 no. dedicated car parking spaces | |



Suite 3D, Alexander House, Castlereagh Rd Bus. Park
High Specification Office Suite of c. 3,428 sq ft with 8 no. Car Park Spaces





ROYAL MAIL

HHI HOME IMPROVEMENTS

BOC GAS & GEAR

SUBJECT PROPERTY

ICW INSURANCE SERVICES

Neighbouring Occupiers
Castlereagh Road Business Park

SALES DETAILS

PRICE: £450,000
TITLE Long leasehold subject to nominal ground rent and service charge liability

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.

LEASE DETAILS

RENT: £37,500 per annum
TERM: Negotiable subject to a minimum of 3 years.
REPAIRS / INSURANCE: Internal repairing and insuring lease
SERVICE CHARGE: Payable in respect of the repair and maintenance of the exterior of the building and all communal areas—currently c. £1,047.85 per quarter

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

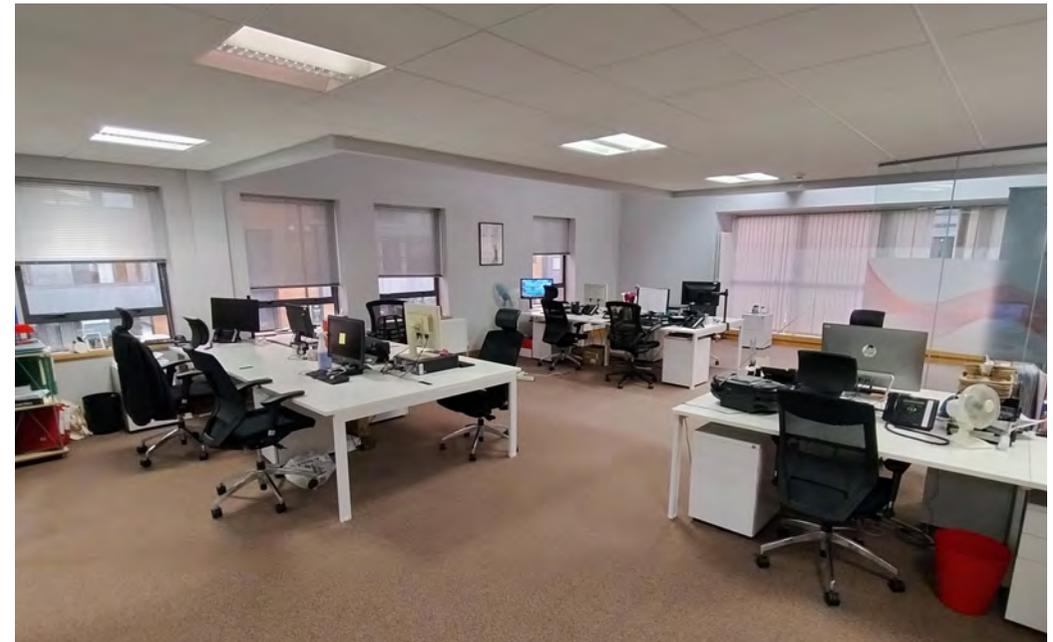
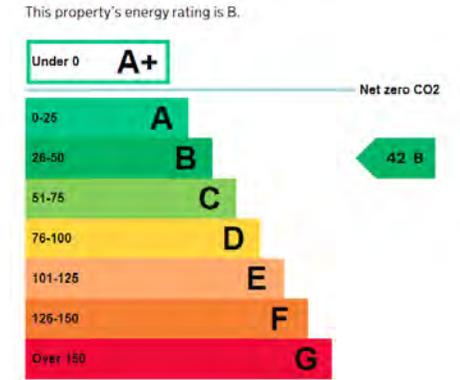
All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

NAV: £28,600

Estimated rates payable in accordance with LPS Website: £16,365.52

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



FURTHER INFORMATION

For further information / viewing arrangements please contact:

IAIN MCCABE

iain.mccabe@okt.co.uk

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 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.