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FOR SALE

Suites 2A & 2C & Suites 5D & 5G, Castlereagh Road Business Park, Belfast, BT5 6BQ

Two Modern Office Investment Buildings of c. 5,000 sq ft (producing £60,000 pa) and c. 3,000 sq ft (producing £32,200 pa)

Available in One or Two Lots

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.

Both properties benefit from dedicated car parking and staff facilities nearby include Lidl, Spar and a variety of hot food outlets.

DESCRIPTION

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

Finishes include:

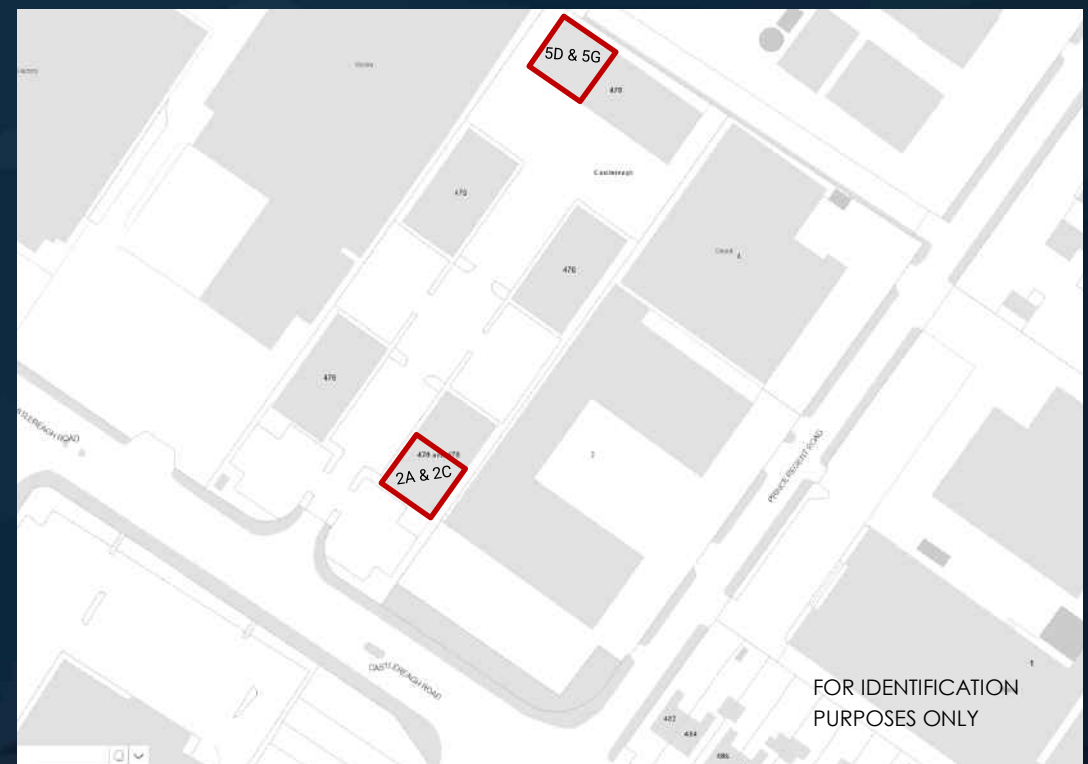
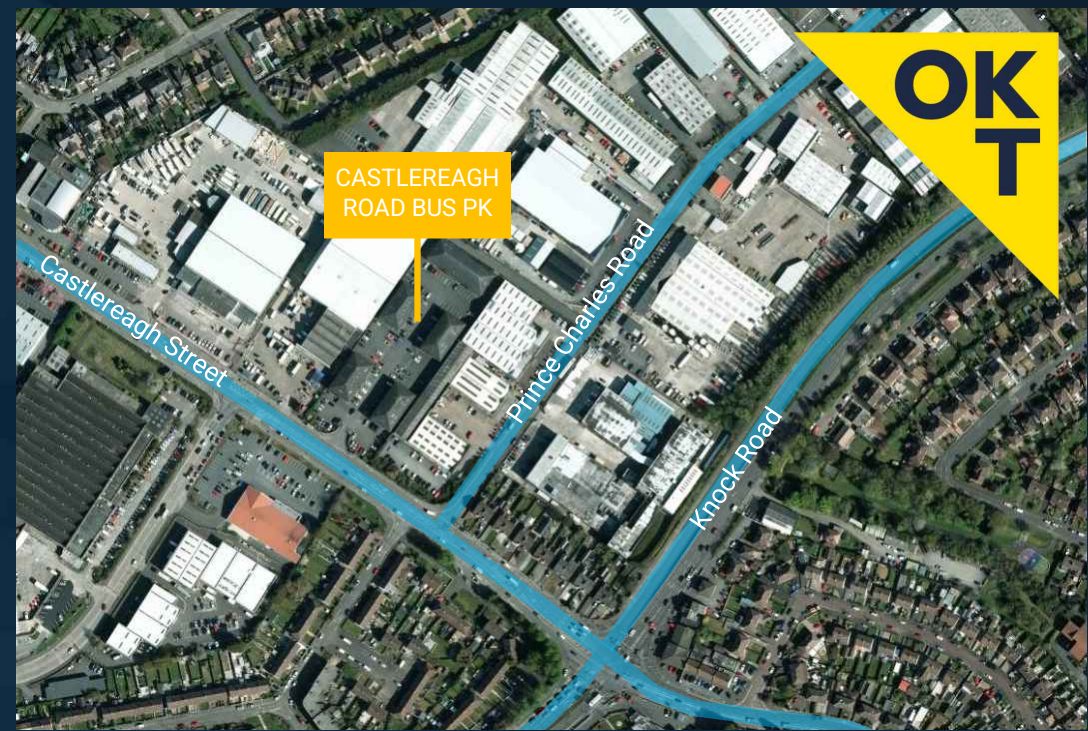
- Carpeted Flooring
- Painted / Plastered Walls
- Three compartment screed trucking
- Suspended ceilings with recessed / diffused lighting
- Part glazed partitioning to individual offices
- Gas fired heating
- Air-conditioning
- Lifts to First Floors
- Kitchen and WC facilities
- Generous dedicated parking with each property

Other occupiers in the park include Brain Injuries Matter, The Signature Works 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: 10483



FOR IDENTIFICATION
PURPOSES ONLY

ACCOMMODATION

SUITES 2A & 2C

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR (comprises private office, open plan office, kitchen, store & 2 no. WC's)	c. 186 sq m	2,000 sq ft
FIRST FLOOR (comprises 5 no. offices, kitchen & 2 no. WC's)	c. 186 sq m	2,000 sq ft
Mezzanine (comprises boardroom, office, store & WC)	c. 93 sq m	1,000 sq ft
TOTAL ACCOMMODATION	c. 465 sq m	5,000 sq ft

SUITES 5D & 5G

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
FIRST FLOOR (comprises reception, 4 no. private offices, open plan office, kitchen & 2 no. WC's)	c. 186 sq m	2,000 sq ft
Mezzanine (comprises open plan office, 2 no. offices, stores, kitchen, & WC)	c. 93 sq m	1,000 sq ft
TOTAL ACCOMMODATION	c. 279 sq m	3,000 sq ft

TENANCY DETAILS

DESCRIPTION	TENANT	TERM
Suites 2A & 2C	Let to ICW Technical Services Ltd www.i-c-w.co.uk	5 year lease from 26/10/25 @ £60,000 per annum with a 3 year tenant break option
Suites 5D & 5G	Let to Ulster Hockey Ltd www.ulsterhockey.com	Two 10 year leases from 24/10/25 @ £32,200 per annum (total rent) with a 5 year rent review / tenant break option



SUITES 2A & 2C



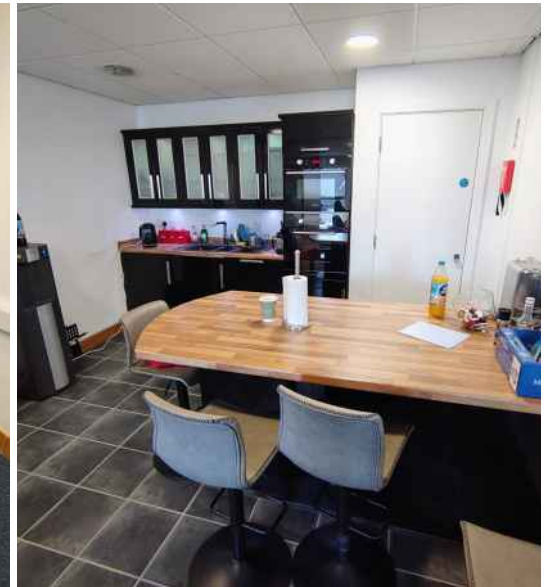
SUITES 5D & 5G



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Suites 5D & 5G Castlereagh Road Business Park





Neighbouring Occupiers
Castlereagh Road Business Park

SALES DETAILS

PRICE: Suites 2A & 2C: £700,000 plus VAT. Suites 5D & 5G: £385,000 plus VAT

TITLE: Long leasehold subject to nominal ground rent and service charge liability

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

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.



SUITES 2A & 2C



SUITES 2A & 2C



SUITES 5D & 5G



SUITES 5D & 5G

NAV (RATES PAYABLE)

SUITES 2A & 2C NAV: £47,300

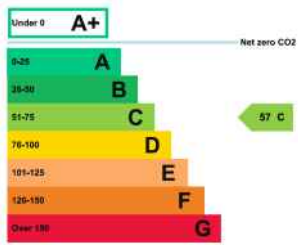
Estimated rates payable in accordance with LPS Website: £30,759

SUITES 5D & 5G NAV: £27,600

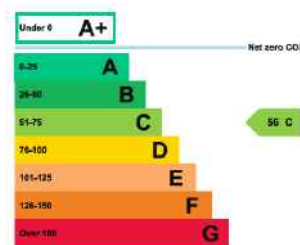
Estimated rates payable in accordance with LPS Website: £17,948

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

EPC (ENERGY PERFORMANCE CERTIFICATE)



Suite 2A & 2C



Suite 5D & 5G



FURTHER INFORMATION

For further information / viewing arrangements please contact:

IAIN MCCABE

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ROSS PATTERSON

ross.patterson@okt.co.uk



O'CONNOR KENNEDY TURTLE

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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.