



TO LET

UNIT 5, BELMONT OFFICE PARK, BELMONT ROAD, BELFAST, BT4 2AW.  
MODERN OFFICE SUITE C. 867 SQ. FT. WITH GENEROUS ON-SITE CAR PARKING.

Lisney

## Features

- ◆ Modern purpose built office building
- ◆ Comprising 867 sq. ft. of modern office space
- ◆ Dedicated on-site parking
- ◆ Highly accessible edge of town location with strong transport links
- ◆ Excellent local amenities

## Location

The subject property is situated in East Belfast, occupying a highly accessible location within Belmont Office Park, off Belmont Road and in close proximity to its junction with the A55 to provide excellent transport links to the city centre, Belfast City Airport, the M3 and the wider motorway network.

The office suite is located approximately 3 miles East of Belfast City Centre, with excellent nearby amenities offered in the surrounding and easily accessible areas of Belmont Village and Ballyhackamore.

## Description

The subject unit forms part of a modern, purpose built edge of town office park comprising 9 no. own door office suites. The suite comprises c. 867 sq. ft. of self-contained, modern office accommodation at first floor level.

Internally the suite is in good condition, comprising the following finishes:

- ◆ Carpeted flooring
- ◆ Plastered and painted walls
- ◆ Suspended ceilings
- ◆ Recessed lighting
- ◆ Perimeter trunking
- ◆ Gas fired central heating system throughout

The suite predominantly consists of open plan office space, with the inclusion of a boardroom, private office and kitchen area as well as communal toilets located on the first floor landing.

The subject unit benefits from 2 no. dedicated on-site car parking spaces, with additional on-site visitor car parking available.

## Accommodation

First Floor:

c. 867 Sq. Ft.

## Service Charge

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, and upkeep of common areas.

We understand the current service charge to be approximately £810.40 per annum.



## Buildings Insurance

The tenant is to reimburse the landlord in respect of a fair portion of the buildings insurance premium.

## Rent

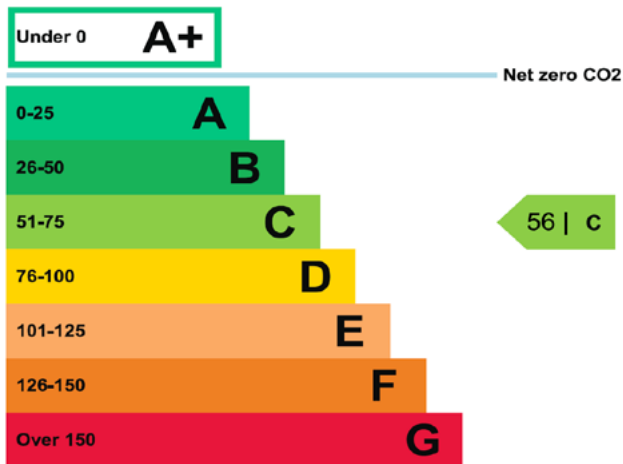
Rent on application.

## Term

Negotiable.

## EPC

The property has an energy rating of C 56.



## Rates Payable

### First Floor

NAV	£8,300
Rate in the £ 2022/23	0.551045
Rates payable	£4,574 approximately

## Value Added Tax

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.





## Contact

Strictly by appointment with the sole Letting agent.  
For further information please contact:

Roddy Main

028 9050 1569 / 07938 483 496

[rmain@lisney.com](mailto:rmain@lisney.com)

## 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 - <https://www.legislation.gov.uk/uksi/2017/692/contents>.

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. 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.

Further information is available at [www.lisney.com](http://www.lisney.com)

