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FOR SALE / TO LET

Unit A4, 17 Heron Road, Belfast BT3 9LE

Modern Warehouse and Office Accommodation Extending to c. 623 sq m (6,710 sq ft)

BENEFITS FROM 9 NO. DEDICATED CAR PARKING 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 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 On the Square, Making Ideas Happen, Crane and BL Refrigeration.

DESCRIPTION

The subject comprises a modern light industrial / office unit, the warehouse having a maximum eaves height of c. 20ft and fitted to include suspended low energy lighting, smooth screed concrete floors, block / profile steel elevations and insulated profile steel roof covering incorporating a high percentage of translucent panels. The panels afford the building excellent levels of natural light.

The ground floor also provides an office, kitchen and WC for the warehouse staff and a separate hairdressing salon with store and 2 No. WCs, accessed from the front of the unit.

The first floor comprises modern office accommodation with carpeted / wood laminate flooring and a mezzanine area which is also accessed from the warehouse.

The property benefits from a passenger lift and 9 No. dedicated car parking spaces.

The area let to the hairdressers will be provided with vacant possession if required by a purchaser. Alternatively, the tenant will sign a new lease at £10,000 per annum - further details on request. If let this tenant will remain in occupation.

ACCOMMODATION

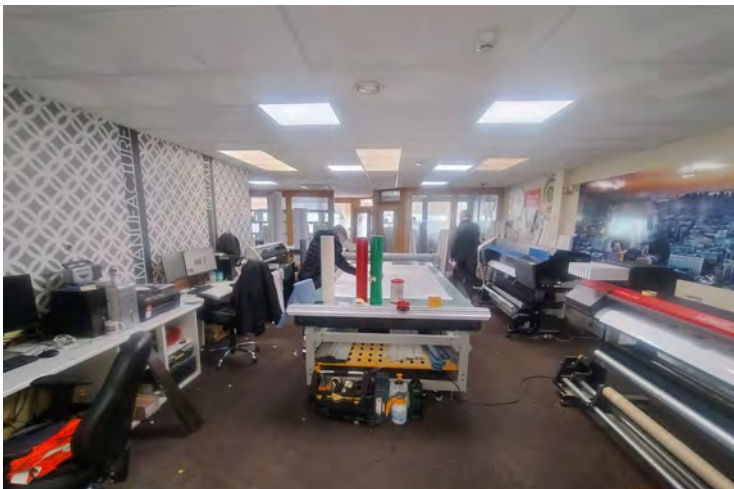
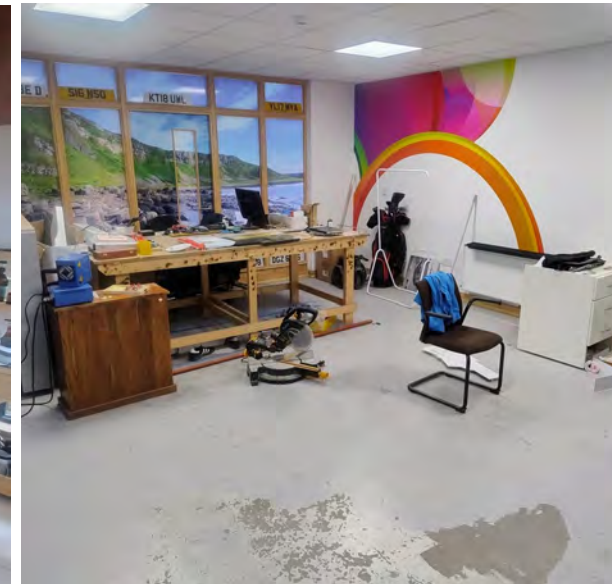
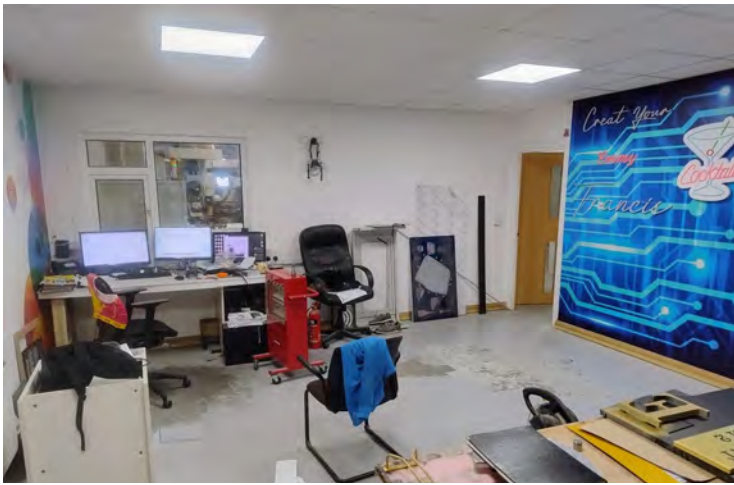
DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Warehouse (c. 16ft to haunch / 20ft to underside of eaves)	C. 251 sq m	2,705 sq ft
Office	C. 32 sq m	342 sq ft
Kitchen	C. 17 sq m	180 sq ft
WC	-	-
Hairdressers / Office (to include store & comms)	C. 57 sq m	617 sq ft
2 NO. WCs	-	-
FIRST FLOOR (Serviced by passenger lift)		
Offices (to include reception, 2 No. private offices & kitchen)	C. 172 sq m	1,850 sq ft
Mezzanine	C. 94 sq m	1,016 sq ft
OVERALL TOTAL	C. 623 sq m	6,710 sq ft



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.

Unit A4, 17 Heron Road, Belfast

OK
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NCS OFFICE
SYSTEMS

STUDIO 4
INTERIORS

ALL METAL
SERVICES

BARTON SAFETY
SERVICES

G4S BELFAST

FAIRSTONE

BL
REFRIGERATION

**SUBJECT
PROPERTY**

ON THE SQUARE

NEIGHBOURING OCCUPIERS

Unit A4, 17 Heron Road, Belfast BT3 9LE

SALES DETAILS

PRICE: Offers over £350,000 plus VAT
TITLE: Long leasehold , subject to ground rent and service charge.
SERVICE CHARGE & GROUND RENT: Currently c. £2,200 per quarter

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

LEASE DETAILS

RENT: £35,000 plus VAT (Excludes area let to hairdressers)
TERM: Negotiable subject to periodic upwards only rent reviews.
REPAIRS: Full repairing and insuring lease.
SERVICE CHARGE & GROUND RENT: Currently c. £2,200 per quarter

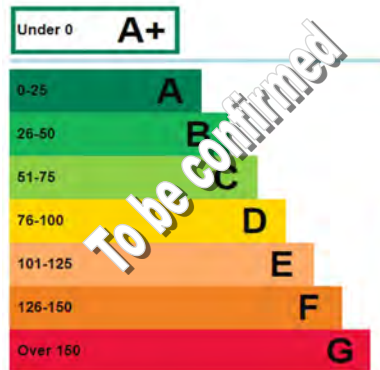
VAT

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

NAV (RATES PAYABLE)

NAV: £21,800
Estimated rates payable in accordance with LPS Website: £12,474.42

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



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

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