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TO LET

**Suite 4, Davidson House, Glenavy Road Business Park,  
Moir, BT67 0LT**

Modern Office Suite of c. 2,400 sq ft with On-Site Parking

# LOCATION / DESCRIPTION

Glenavy Road Business Park is located c. 1 mile from the Moira Junction of the M1 Motorway, c. 7 miles from Lisburn and c. 18 miles from Belfast providing quick and convenience access from all areas of the province.

Davidson House comprises modern office accommodation which has been finished to a high standard to include suspended ceilings with recessed lighting, painted / plastered walls, carpeted flooring, partial perimeter trunking, 6 person passenger light and gas fired heating.

Abundant on site communal parking.

Other tenants in the building include, Spectrum Financial Advisors, BPS Group & Fane Valley with neighbouring occupiers including Greenfield Fertilizers, BP Petrol Filling Station / Convenience Store and Subway with Moira Village only a few minutes drive away.

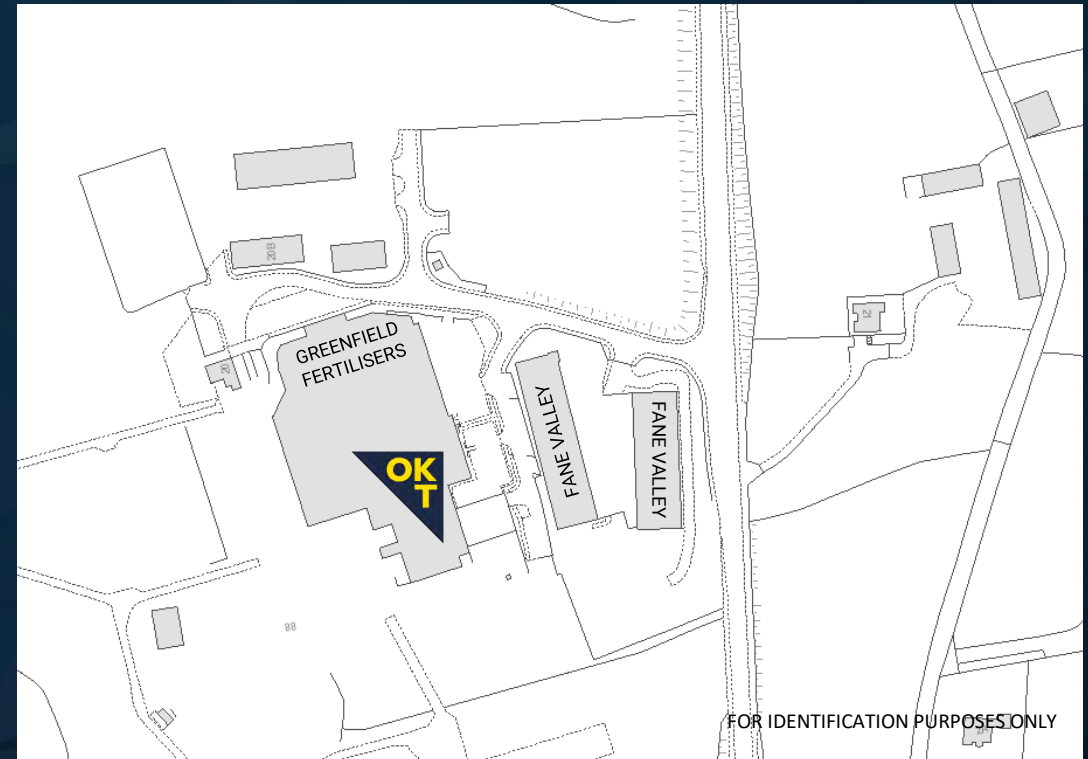
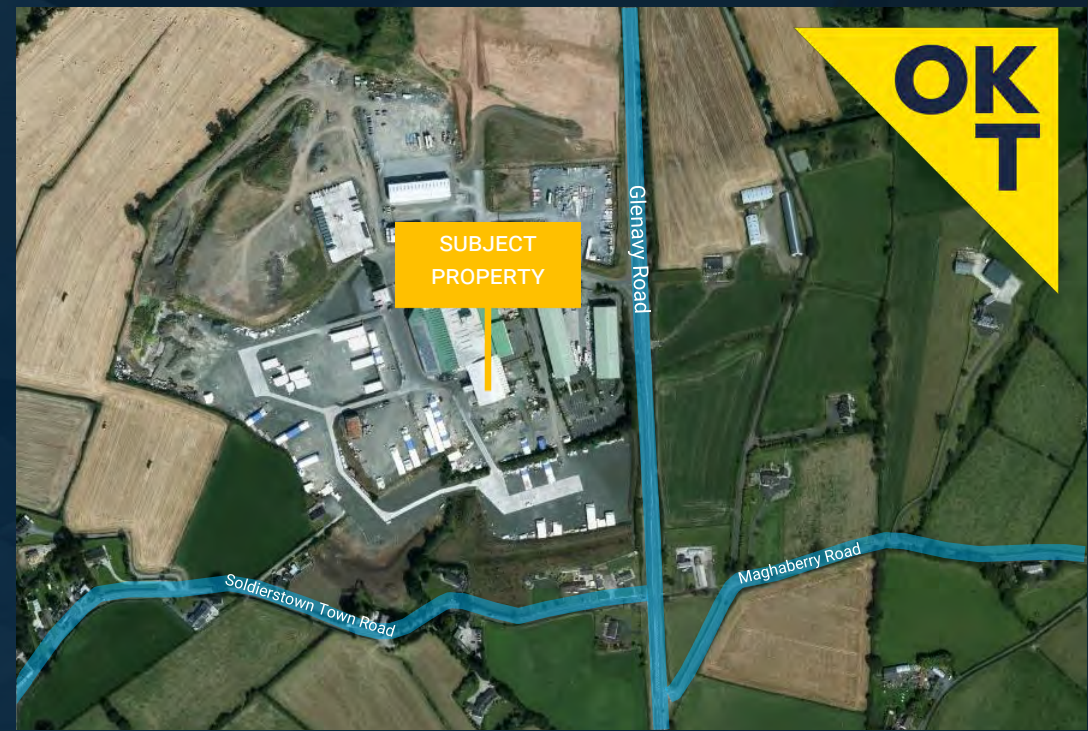
# ACCOMMODATION

| DESCRIPTION  | AREA (SQ M) | AREA (SQ FT) |
|--|-------------|--------------|
| <b>FIRST FLOOR</b>   |             |              |
| Suite 4 (Comprising open plan office, 2 no. private offices, boardroom, kitchen, comms room / store & 2 no. WCs) | c. 223 sq m | 2,400 sq ft  |

# LEASE DETAILS

|                      |  |
|----------------------|--|
| RENT:                | £24,000 per annum  |
| TERM:                | Negotiable subject to a minimum term of 2 years.   |
| REPAIRS / INSURANCE: | The tenant will be responsible for all internal repairs and a proportionate liability of the cost of insuring the building                                 |
| SERVICE CHARGE:      | A service charge will be levied to cover an appropriate portion of the cost of repairing and maintaining the exterior of the building and the common areas |

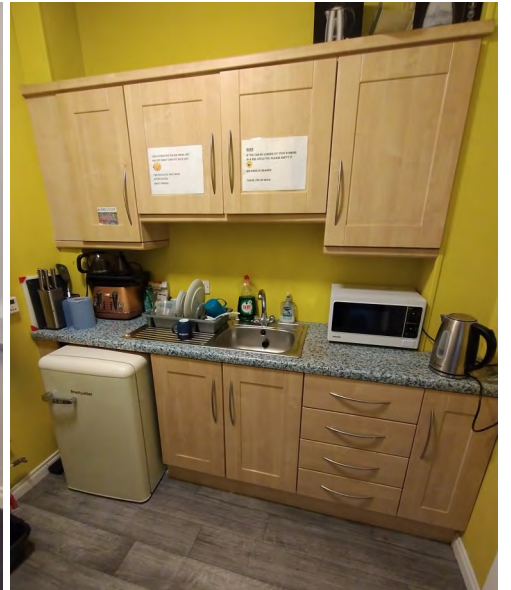
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.





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# VAT

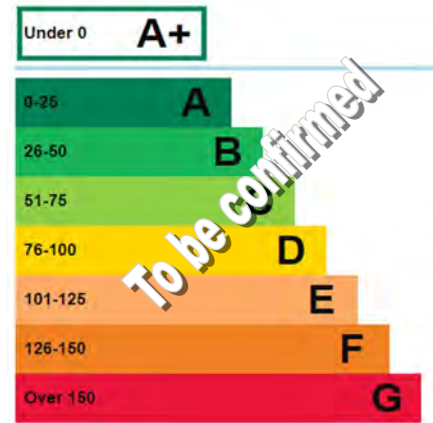
All prices , outgoings etc are exclusive of, but may be subject to VAT

# NAV (RATES PAYABLE)

NAV: £8,800

Estimated rates payable in accordance with LPS Website:  
£4,815.22

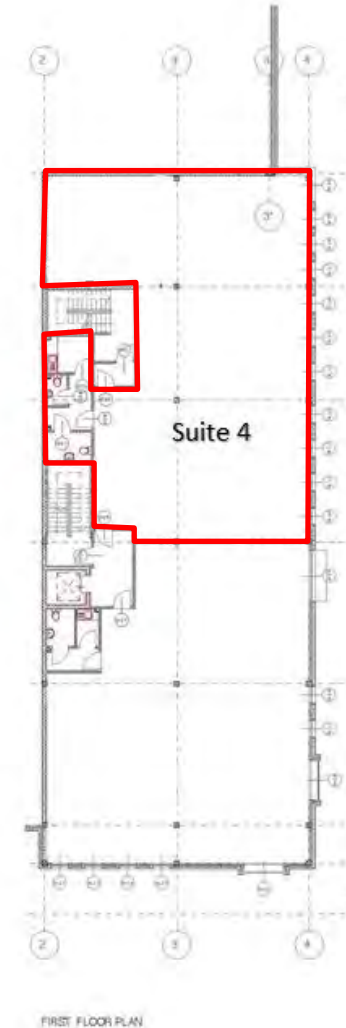
All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



## 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/uk/si/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: 9982



## 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

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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.