



RHM
Commercial

INDUSTRIAL

FOR SALE

Office/Warehouse Unit **Unit A2, Harbour Court, Heron Road, BELFAST**

- Located on Heron Road off Airport Road West in Sydenham Business Park
- Unit A2 comprises warehouse accommodation with ground and first floor offices
- Floor Area: 337.3 sq m (3,631 sq ft)
- Ample shared car parking

Property Consultants

RHM COMMERCIAL LLP
First Floor, Edward Court,
Saint Anne's Square,
Belfast, BT1 2LR
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LOCATION	DESCRIPTION	ACCOMMODATION
<p>Harbour Court is a modern development of business units on Heron Road. Heron Road is located off Airport Road West 5 miles east of Belfast City Centre.</p> <p>Occupiers in the vicinity include Diamond Systems, McFarland Associates, Continu and Phoenix Natural Gas.</p>	<p>Modern business unit comprising warehousing accommodation and offices on ground and first floor. The unit benefits from ample shared car parking to the front and a shared yard to the rear.</p> <p>The warehouse benefits from a 4.2m wide roller shutter accessing the rear yard and minimum eaves height of 5.6m. The office accommodation finishes include suspended ceilings, inset fluorescent lighting, electric storage heaters, laminate flooring to the ground floor and carpet tiles to the first floor.</p>	<p><u>Ground Floor</u></p> <p>Lobby: 8.3 sq m (89 sq ft)</p> <p>Office: 69.6 sq m (749 sq ft)</p> <p>Kitchen: 7.7 sq m (83 sq ft)</p> <p>Warehouse: 167.6 sq m (1,804 sq ft)</p> <p>Toilet Accommodation</p> <p><u>First Floor</u></p> <p>Office: 84.1sq m (906 sq ft)</p> <p><u>Total Area</u> 337.3 sq m (3,631 sq ft)</p>

UNIT A2, HARBOUR COURT, HERON ROAD, SYDENHAM BUSINESS PARK, BELFAST



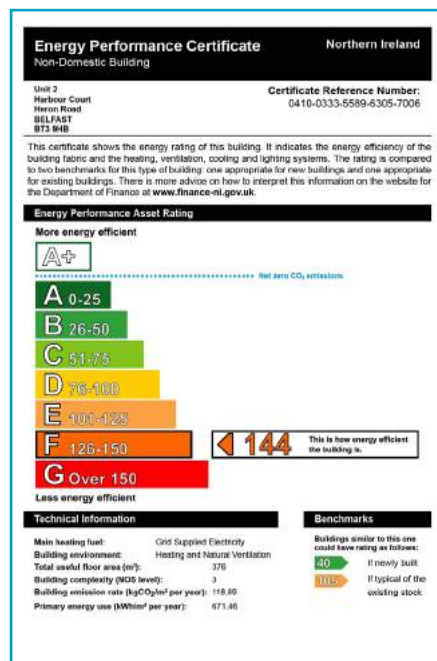
TITLE

The property is held by way of a lease for 120 years from 10 December 1998 subject to a ground rent passing of £5,952 per annum subject to five yearly rent reviews. Next review 1 August 2021.

Service Charge

Current Year's Estimate: £768

EPC



PRICE

Offers are invited in the region of £99,000 plus VAT.

NAV

£21,000

Rates Payable 2017/18:

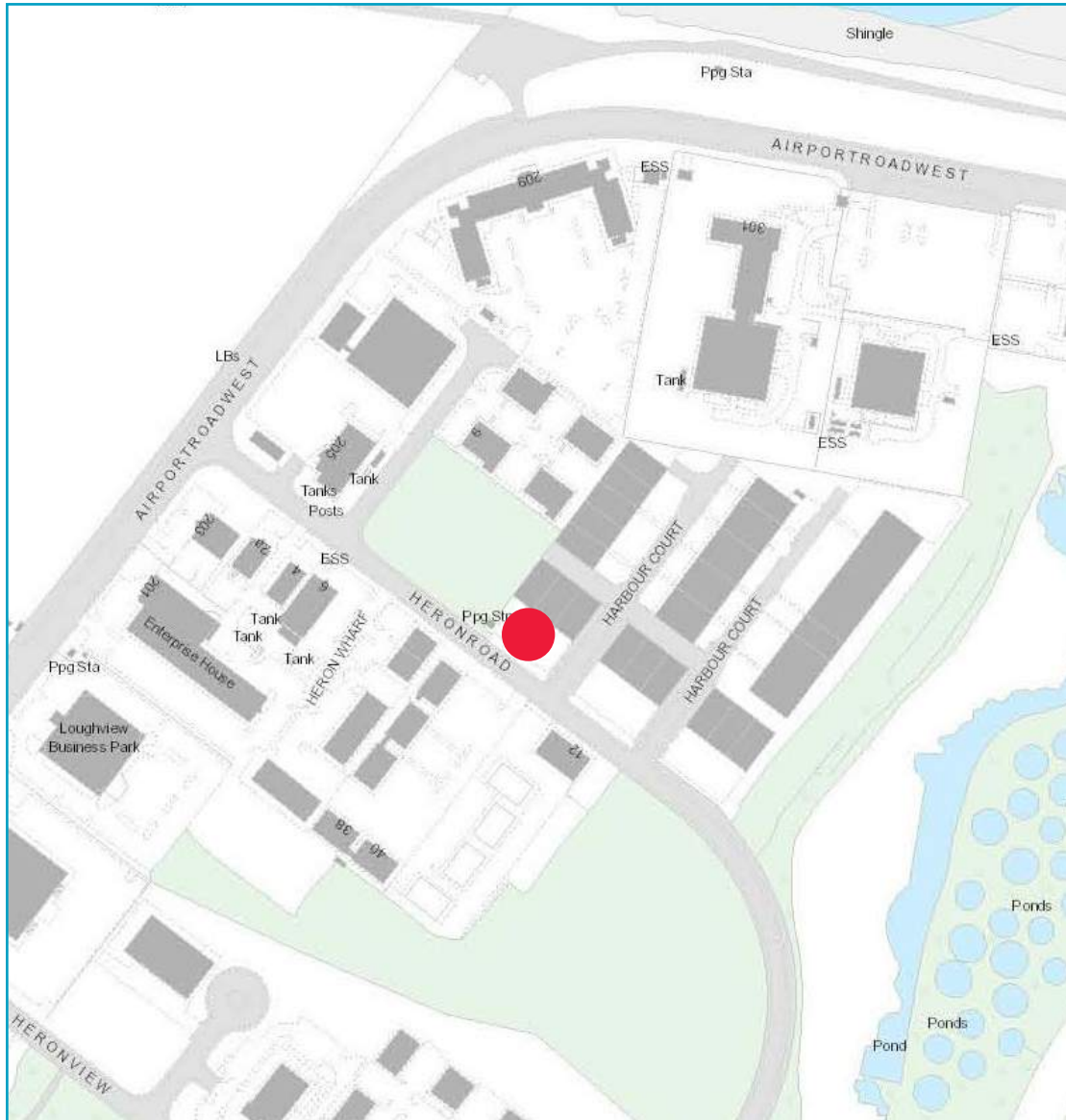
£12,446

VAT

The premises are registered for Value Added Tax.

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Unit A2, Harbour Court, Heron Road, Belfast

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VIEWING

Strictly by prior appointment
with RHM Commercial.

CONTACT

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RHM COMMERCIAL LLP

RHM Commercial is an independent firm of property consultants providing specialist services to both owners and occupiers of property. Our rapidly expanding client base includes over 25% of the top 100 companies in Northern Ireland.

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