

High Quality Office Space c.1,918 sq ft with on site parking
Hawthorn Office Park, 39A Stockmans Way, Belfast BT9 7ET

**Danker
Associates**
PROPERTY CONSULTANTS

TO LET



High Quality Office Space c.1,918 sq ft with on site parking Hawthorn Office Park, 39A Stockmans Way, Belfast BT9 7ET

LOCATION

- Hawthorn Office Park in a prominent secure site off Stockman's Way.
- Easy access onto MI Motorway and network.
- Now established as a popular, convenient office park with on-site parking.
- High quality office letting.

DESCRIPTION

The subject is a bright modern first floor fully furnished office suite accessed via a passenger lift plus stairs and includes:

- Plastered and painted walls
- Fully carpeted throughout
- Suspended ceilings and recessed lighting
- Gas central heating
- Air conditioning
- Double glazed windows
- Raised computer floors
- WCs facilities
- Intruder and fire alarm systems
- 6 car park bays

FLOOR AREAS

Approximate net internal floor areas as follows:-

NIA	178.3 sq.m	(1,918 sq.ft)
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RENT

£21,000 per annum (including Service Charge).

LEASE TERM

By negotiation.



SERVICE CHARGE

Service charge will cover general cleaning and maintenance of the building, insurance etc estimated at £1.20 psf.

RATES

Net Annual Value: £24,500
Commercial rate in the £ for Belfast 2018/19 is 0.602803
Rates Payable: £14,769.

EPC

C70.

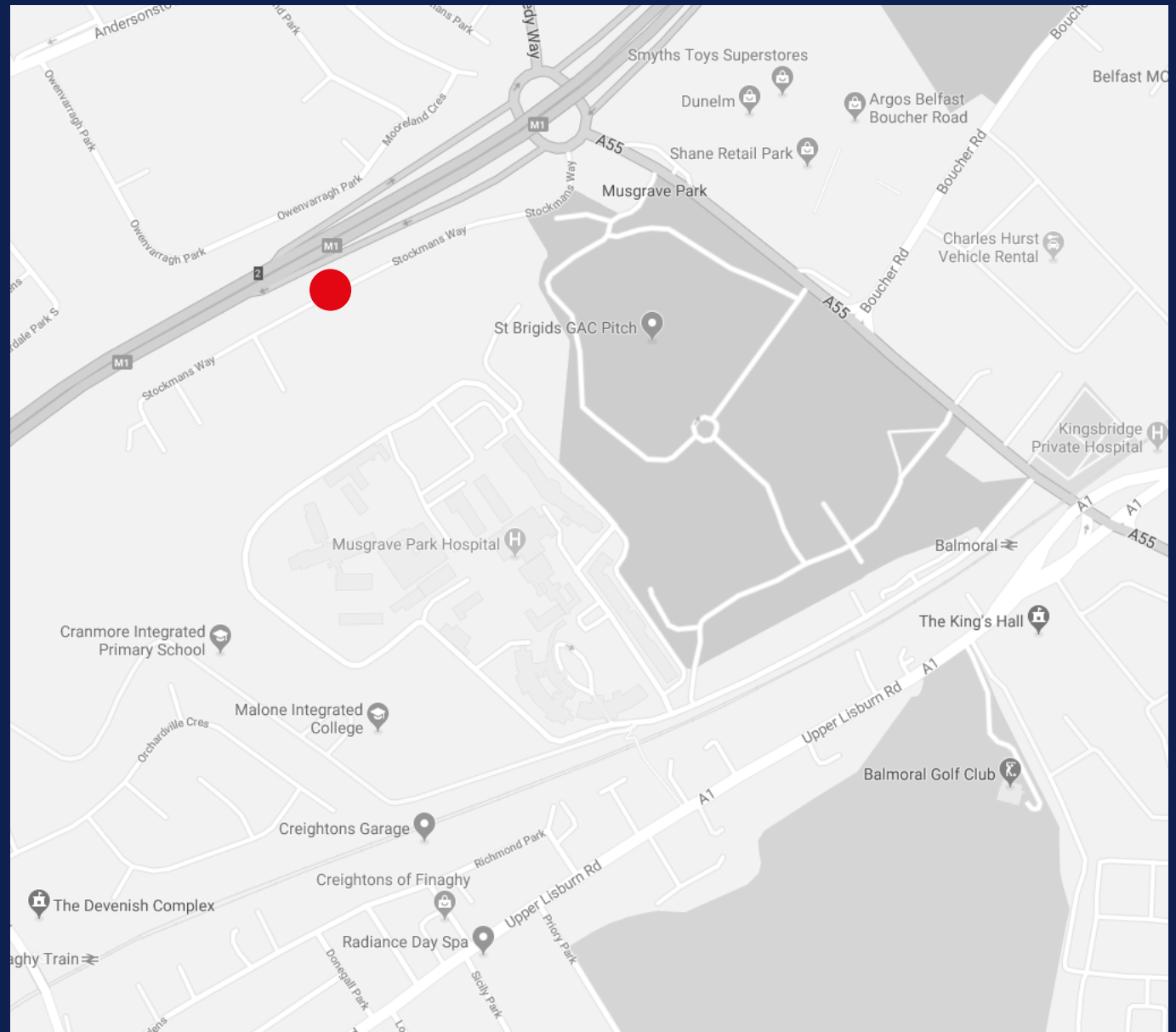
FURTHER INFORMATION

For more information or to arrange a viewing please contact:

Danker Associates

PROPERTY CONSULTANTS

Contact: Stuart Danker
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