



Instinctive
Excellence
in Property.

To Let

Fitted Warehouse & Office Building

c. 12,000 sq ft (c. 1,114.8 sq ft)

Unit A5—A8 Harbour View
Sydenham Business Park
20 Heron Road
Belfast
BT3 9LE

WAREHOUSE



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WAREHOUSE

Location

Sydenham Business Park is regarded as Belfast's premier business park, located approximately 3 miles east of Belfast city centre and benefitting from quick convenient access to the motorway network, outer ring road and north down. The accommodation is located close to a major Sainsburys, B&Q and Ikea.

Description

The property comprises 4 interconnected units with designated car parking. The surrounding area comprises a number of similar units in a well managed and maintained business park environment. Neighbouring occupiers include Scotts Electrical, Owen Bros and Connswater Graphics.

Internally the warehouse and offices have been fitted to a high standard throughout. The property also benefits from a car park to the front of the units with rear roller door access to the rear of the buildings off the service yard area.

Accommodation

Gross Internal Area Warehouse : c. 12,000 sq ft (c. 1,114.8 sq m)

Lease Details

Rent : £4.00 per sq ft
Lease Term : Flexible
Repairs/Insurance : Full repairing and insuring lease.

Rates

We have been advised by the Land and Property Services of the following for the property: -

Net Annual Value - £58,100
Rate in £ 2018/2019 - 0.602803
Estimated Rates Payable - £35,023 p.a.

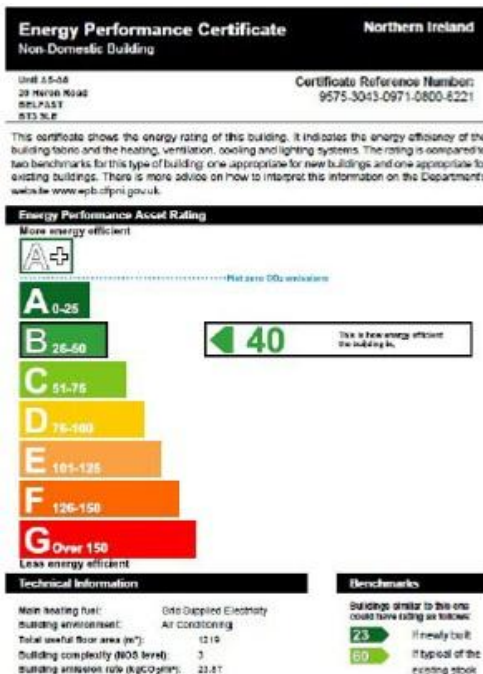
VAT

The property is registered for VAT.

Ground Rent

The property is held under a 125 year lease from 1st November 2007 subject to rent reviews every fifth year thereafter in line with the Retail Price Index. The current ground rent for the subject units is £29,457.78 per annum plus VAT, which is payable by the tenant.

EPC

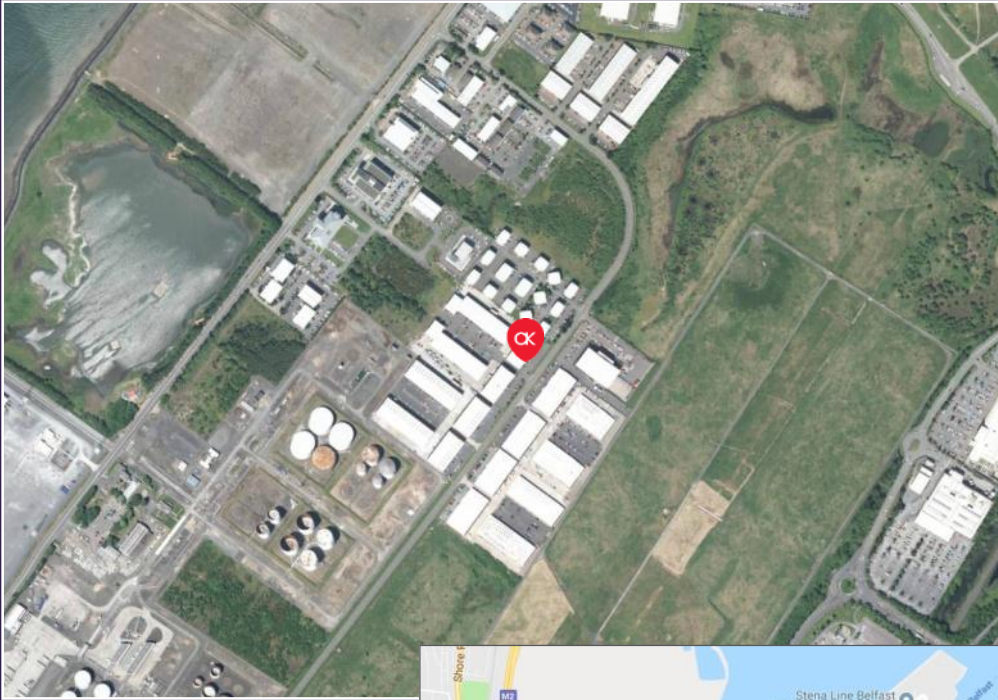


Service Charge

Estimated at £0.25 sq ft based on the footprint of the premises. This covers a fair proportion of the communal costs for the overall development, maintenance, security, public liability insurance and management.



Aerial Photo



FOR INDICATIVE PURPOSES ONLY



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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/ukxi/2017/692/made>). 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 Osborne King. 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.

MISREPRESENTATION ACT 1967

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