

TO LET

**FIRST FLOOR OFFICE 4,250 SQ FT/395 SQ M
& 15 DEDICATED CAR PARKING SPACES**

PARKWOOD HOUSE, NEWFORGE LANE, BELFAST

**Campbell
Cairns**
Commercial

028 9024 9024



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LOCATION

Newforge Lane is located just off the Malone Road, leading on from Balmoral Avenue. It is a well established suburban business park. The M1 motorway is located approximately 1.5 miles away with the interchange at Stockmans Way.

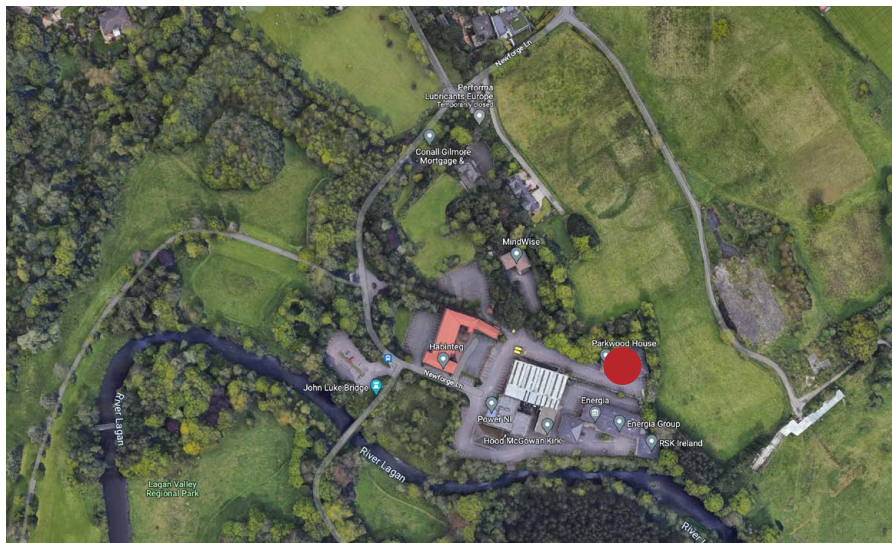
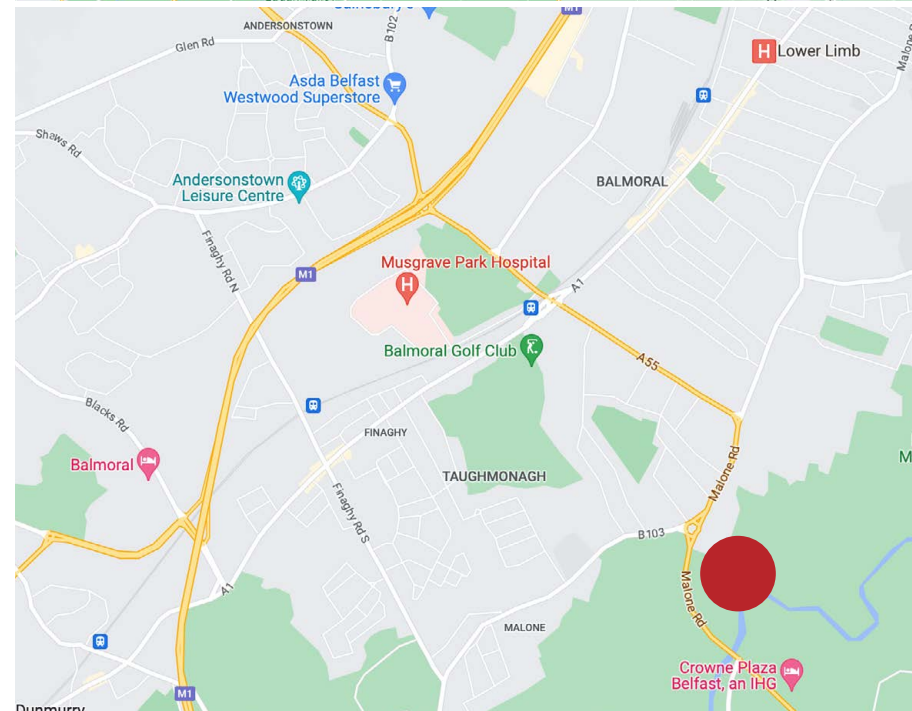
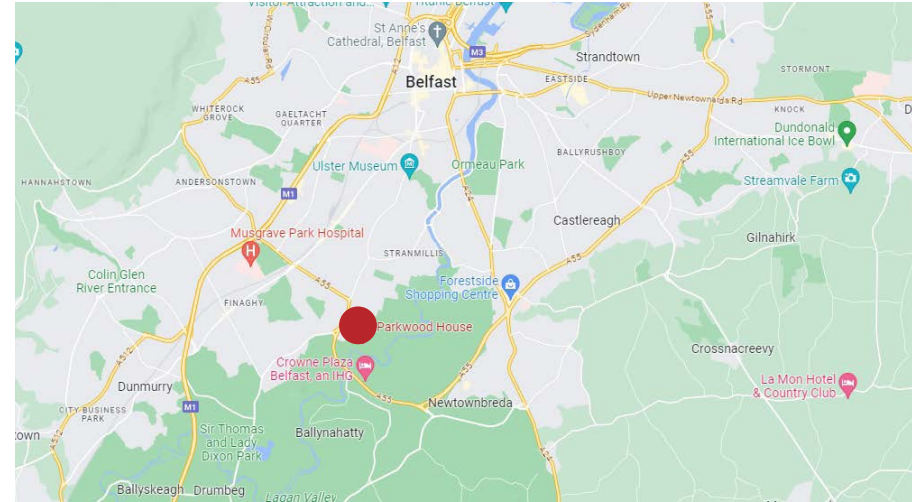
This modern suburban office park is within walking distance to the Lagan Tow Path & The Lock Keepers Inn café.

DESCRIPTION

Parkwood House is a two storey modern and bright detached office building finished to a good specification to include plastered and painted walls, fluorescent lighting, carpet covered floors with floored computer access and gas fired central heating.

The first floor office is accessed via staircase or open passenger lift and provides an open plan office and 6 individual private offices, board room, kitchenette and WC facilities.

15 car parking spaces provided.



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ACCOMMODATION

Description	Sq Ft	Sq M
1st Floor Office	4,250	394.84
15 dedicated car parking spaces		

LEASE DETAILS

Term: Negotiable
Rent : £52,500 per annum exclusive
Repairs: Tenant responsible for internal repairs.
Insurance: Tenant to reimburse the landlord with a fair proportion of the cost of insuring the building.
Service Charge: Tenant responsible for a fair proportion of the cost of upkeep of the common areas including exterior repair.

NAV

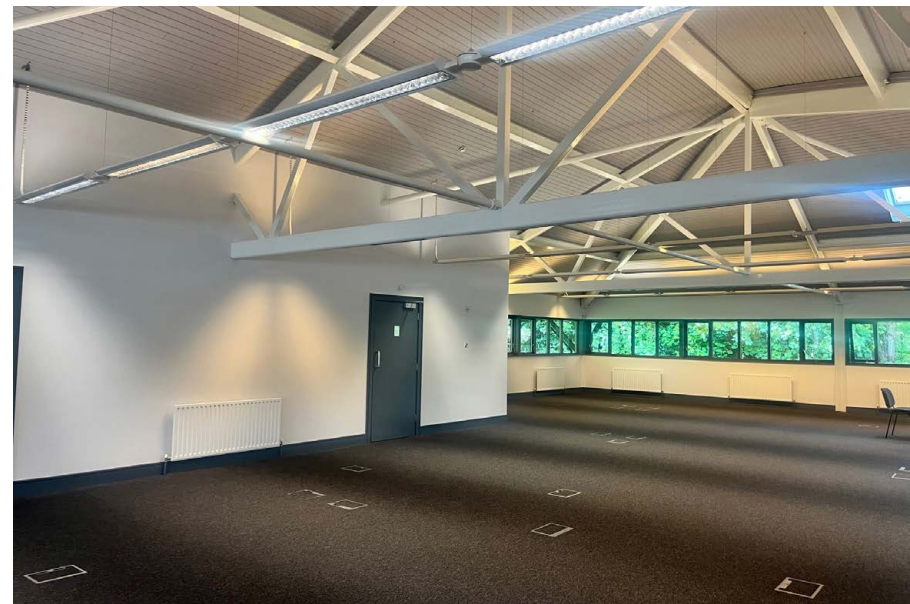
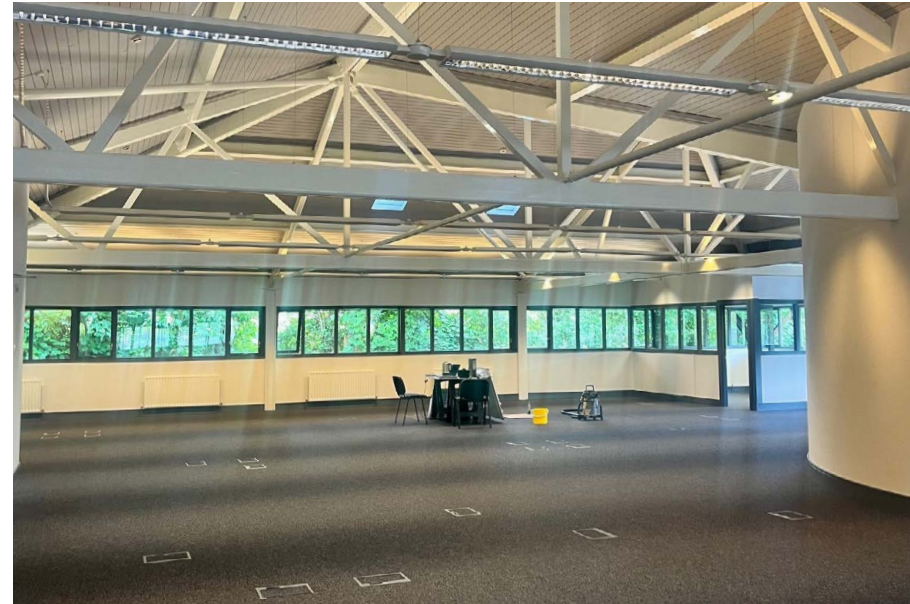
We have been advised by Land & Properties Services that the NAV of the property is £41,100. This gives an annual rates bill of approx: £23,518.28

VAT

Prices, outgoings and rent do not include VAT which may be chargeable.

EPC

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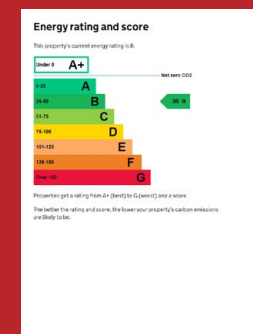
For viewing appointments please contact:

Emily Law
07703 809256
emily@campbellcairns.com

Campbell Cairns
Scottish Provident Building, 7 Donegall Square West, Belfast, BT1 6JH
028 9024 9024
info@campbellcairns.com

campbellcairns.com

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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/ukSI/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 Campbell Cairns. 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.