

TO LET

OFFICE AND WAREHOUSE ACCOMMODATION
WITH CAR PARKING. C.9,325 SQ FT (866.72 SQ M)



**6 HERON ROAD
BELFAST
BT3 9LE**

**Campbell
Cairns**
Commercial

028 9024 9024

LOCATION

Heron Road is regarded as one of Belfast's premier business locations, located approximately 4 miles east of Belfast City Centre providing excellent access to the A55 Outer Ring and the motorway network. The subject property is located approximately 2 miles from Belfast City Airport within the Belfast Harbour Estate. Heron Road is situated just off Airport Road West with nearby occupiers to include British Red Cross, Phoenix Gas and The SHS Group.

DESCRIPTION

The subject property comprises a modern detached two storey office building with a recently added extension to include warehousing at the rear. Ground floor is fitted to include a large reception /lobby area, board room, 4 small offices, WC facilities and direct access to the warehouses. First floor is a large open plan office, canteen facilities, 6 individual offices and WC facilities. The property benefits from over 20 car parking spaces on site.



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ACCOMMODATION

Ground Floor Offices	80.18 sq m	863 sq ft
Boardroom	18.65 sq m	200 sq ft
Lobby	87.14 sq m	937 sq ft
First Floor Offices	231.40 sq m	2,490 sq ft
Warehouse 1	184.36 sq m	1,984 sq ft
Warehouse 2	205.39 sq m	2,210 sq ft
Warehouse 1 Mezzanine	59.60 sq m	641 sq ft
Total Offices	417.37 sq m	4,490 sq ft
Total Warehousing	449.35 sq m	4,835 sq ft
TOTAL	866.72 sq m	9,325 sq ft

NAV

We have been advised by Land and Property Services that the NAV of the unit is £60,100. The rate poundage for 2019/2020 is £0.614135, giving an annual rates bill of approximately £36,909.51.



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LEASE DETAILS

Term:	Negotiable
Rent:	£72,500 per annum
Repairs:	Full repairing and insuring terms
Insurance:	Tenant to reimburse landlord for the cost

VAT

Prices, rentals and outgoing do not include VAT which may be chargeable.

VIEWING

Strictly by appointment through Campbell Cairns (Tel: 028 9024 9024).



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