

# TO LET

## OFFICE SUITE WITH ON SITE CAR PARKING



**2ND & 3RD FLOOR,  
HAWTHORN BUSINESS PARK,  
37A STOCKMANS WAY, BELFAST, BT9 7ET**

**Campbell  
Cairns**  
Commercial

**028 9024 9024**

C.3,793sqft

## LOCATION

The subject property is situated approximately 3 miles from Belfast City Centre, within Hawthorn Business Park which is a prominent and secure site off Stockmans Way. This well regarded location runs adjacent to the M1 Motorway providing excellent access to all of Ireland.

## DESCRIPTION

The office is modern bright and enjoys lift access to both floors. It is finished to include plastered and painted walls, fitted kitchen, fully carpeted throughout, suspended ceilings with recessed lighting, gas central heating, air conditioning, intruder and fire alarms.

Also included are 12 car parking spaces.



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## ACCOMMODATION

Second Floor 2,022sqft  
Third Floor 1,771sqft

## LEASE DETAILS

Rent: £35,000 per annum  
Term: Negotiable

## NAV

£25,500 Rate Pounding 2021/22 £0.538 giving an annual rates bill of £13,719

## VAT

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

## VIEWINGS

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



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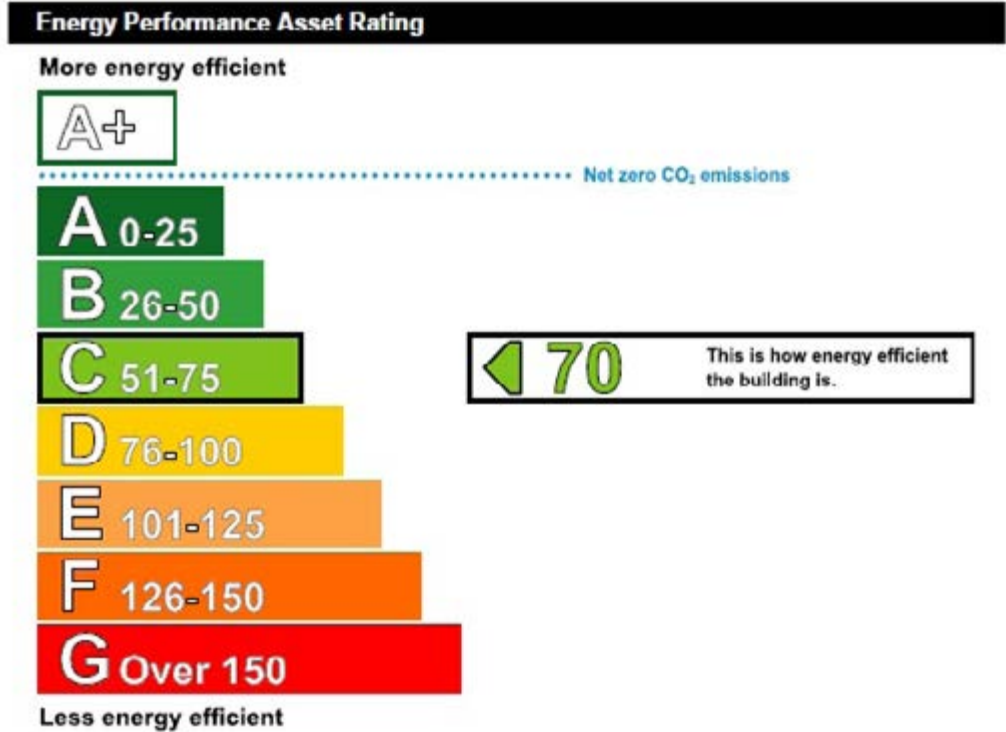


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# EPC



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