



## Fully Refurbished Office Building

### Property Highlights

- Situated in a highly accessible location, just off the M2 Motorway, close to the Port of Belfast and within easy reach of the City Centre.
- Accommodation available from approximately 2,539 sq.ft. (235.90 sq.m.) to 5,655 sq.ft. (525.32 sq.m.).
- Dedicated on site parking for 23 cars.
- Passenger lift serving the first floor.

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## Location

The subject property is located within Fortwilliam Business Park, a modern office development situated just off J1 (Fortwilliam) of the M2 Motorway, providing ease of access to the Port of Belfast, the City Centre and the wider motorway network.

The premises are opposite the c. 340 acre Giants Park regeneration scheme which is home to Belfast Harbour Studios with office occupiers such as Dale Farm, NIE and Fibrus in the vicinity.

The property is served by public transport with a range of amenities in close proximity.

## Description

Modern semi detached purpose built office building that has been refurbished throughout and finished to a high specification to include:

- Carpeted raised access floors.
- Suspended ceilings with recessed LED lighting.
- Plastered & painted walls.
- Gas fired heating.
- Air conditioning on the upper floors.
- Newly installed kitchen facilities at ground & first floor.
- Male, Female & DDA compliant WC facilities.
- Newly installed passenger lift.

The accommodation is currently arranged to provide open plan office space on each floor with a boardroom/meeting room at first floor level.

There are 23 dedicated parking spaces on site.

## Accommodation

The property provides the following approximate net internal areas:

Floor	Sq Ft	Sq M
Ground	2,539	235.90
First	2,119	196.82
Second	997	92.60
<b>Total</b>	<b>5,655</b>	<b>525.32</b>

Consideration will be given to letting the ground floor separately to the upper floors, subject to agreement.

There is a further c. 5,432 sq.ft. (504.79 sq.m.) of office space available immediately adjacent at 35 Dargan Road meaning size requirements up to c. 11,087 sq.ft. (1,030.11 sq.m.) can be accommodated.

## Lease Details

<b>Term</b>	By Negotiation.
<b>Rent</b>	£10.00 per sq.ft. per annum exclusive.
<b>Repairs</b>	Full repairing terms.
<b>Service Charge</b>	Levied to cover the upkeep and management of the common parts of the estate.
<b>Insurance</b>	Tenant to reimburse the landlord in respect of the buildings insurance premium.

**Non-Domestic Rates**

We are advised by Land & Property Services that the Net Annual Value for the property is £64,600, resulting in rates payable for 2025/26 of approximately £38,718.

**Tenure**

The property is held under a lease from SJH Dargan Limited for a term of 123 years from October 1993 paying a ground rent and equity rent currently totalling £6,617.50 per annum exclusive.

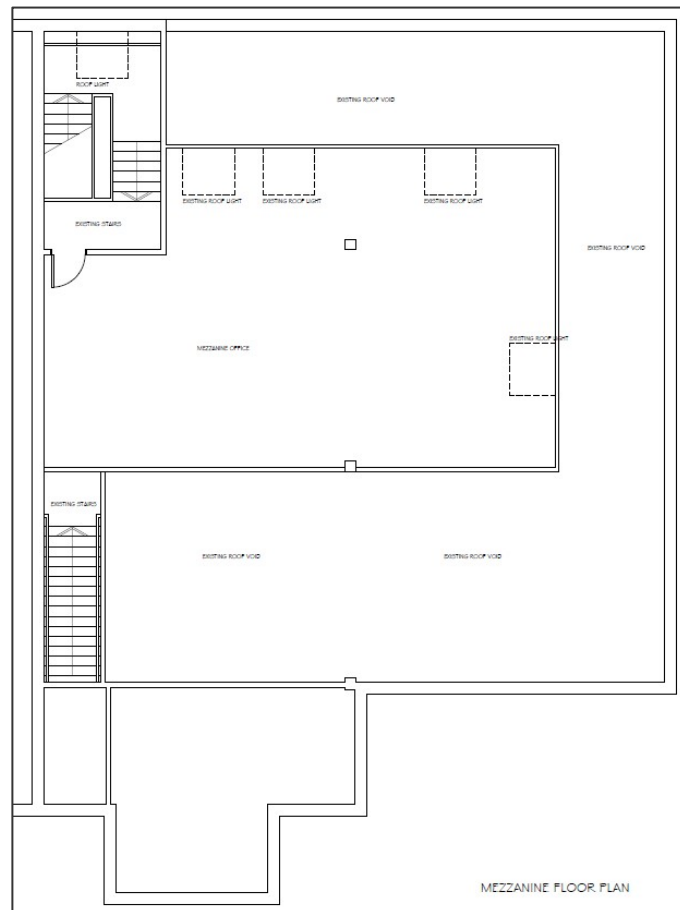
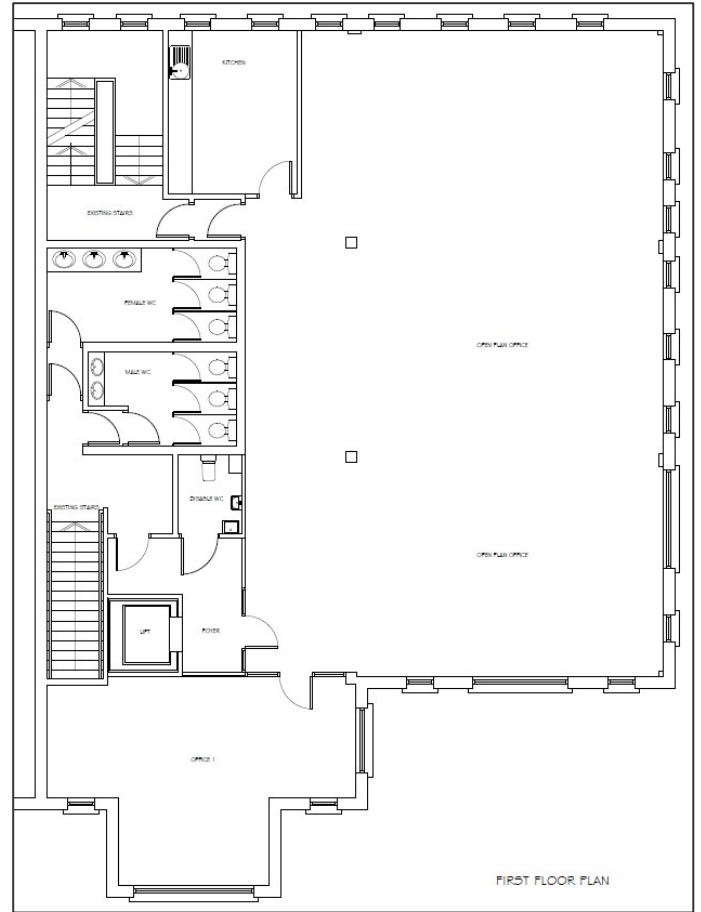
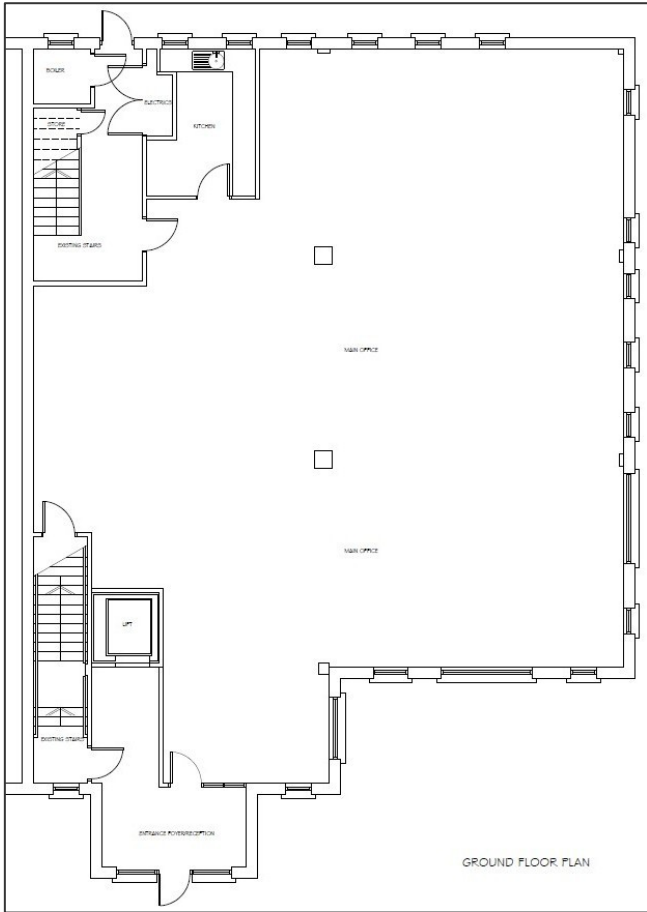
**Price**

Offers invited in the region of £500,000 exclusive, subject to contract.

**VAT**

We are advised that the property is elected for VAT.





Ground Floor



First Floor

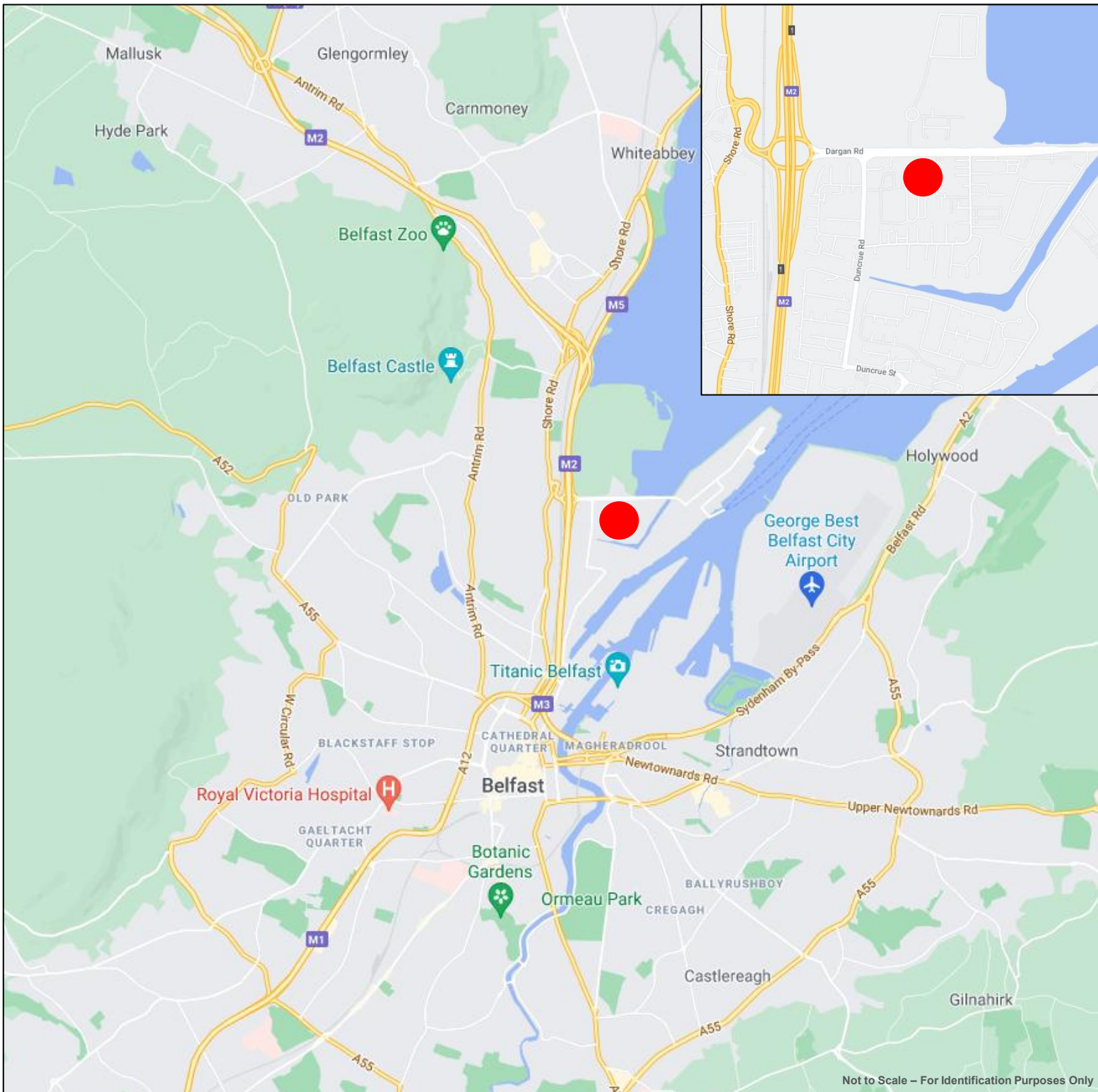


First Floor Boardroom / Meeting Room



First Floor Kitchen





Not to Scale – For Identification Purposes Only

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