

TO LET

# Suite 6, Linden House

Beechill Business Park, 96 Beechill Road, Belfast, BT8 7QN

Excellent office suite c. 1,744 sq ft



# Location

Beechill Business Park is located on the Beechill Road which links the A24 Saintfield Road and the A55 Outer Ring approximately 4 miles south of Belfast city centre.

The location is easily accessible with both Tesco and Lesley Forestside Shopping Centre in close proximity. Tenants within the scheme include Autism Initiatives, Boots UK and Centre for Independent Living.



# The property

Linden House comprises 10 office suites of various sizes. The subject suite is located on the first floor level and benefits from DDA compliant lift access.

Unit 6 consists of an open plan office, large board room, three individual office/meeting rooms, with dedicated kitchen and toilets.

The fit-out specification includes:

- Suspended ceilings with incorporated lighting
- Carpeted floors
- Gas fired central heating
- Painted and plastered walls
- CAT 5E Data Cabling.

Sufficient on site parking will be included.



# Accommodation

Description	Sq Ft	Sq M
Suite 6	1,744	162

Please note these floor areas are as per the original on site measurements and are for guidance purposes only. Parties must satisfy themselves as to the accuracy of same.



# Further information

## LEASE DETAILS

**Rent:** £26,000 per annum  
**Term:** Negotiable  
**Repairs:** Full repairing and insuring via service charge  
**Service Charge:** Estimated at £2,750 p.a  
**Insurance:** £200 per annum

## VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

## EPC

C61. Full EPC certificate available on request.

## CONTACT



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## RATES

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value:	£20,100
Estimated Rates Payable 2026/27:	£13,065

## IMPORTANT NOTICE

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