



Instinctive
Excellence
in Property.

To Let

Office/Warehouse
c. 3,248 sq ft (c. 301.8 sq m)

Unit 25 Harbour Court
Heron Road
Sydenham Business Park
Belfast
BT3 9HB

OFFICE/WAREHOUSE



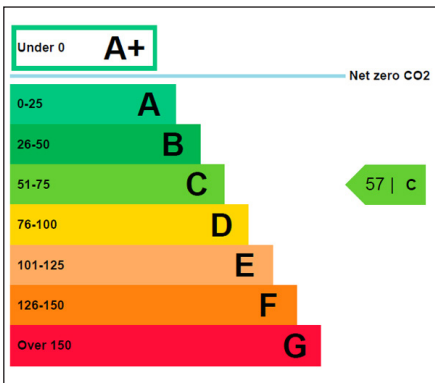
To Let

Office/Warehouse
c. 3,248 sq ft
(c. 301.8 sq m)

Unit 25 Harbour Court
Heron Road
Sydenham Business Park
Belfast
BT3 9HB

OFFICE/WAREHOUSE

EPC



Location

The subject unit is located in Sydenham Business Park, accessed from the Heron Road. The Harbour Estate benefits from excellent transport links, due to it being situated close to the Sydenham bypass which links the M3 to the M2 and M1.

Neighbouring commercial occupiers include Air Con, KCC Group Ltd, Actavo and Valside Ltd.

Description

The building is of a steel frame construction with block walls, concrete flooring and insulated cladding with electric roller shutter. In addition the ground floor benefits from offices and W/C facilities.

The first floor of the premises comprises of a kitchen/meeting room, main office, file store, comms room and male & female W/C's. The office space is finished to a high standard, with plastered and painted walls, suspended ceilings with fluorescent strip lighting.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Warehouse	2,132	198.1
Ground Floor Office/Store/Utility	272	25.3
First Floor Office/Store/Kitchen	844	78.4
Total	3,248	301.8

Lease Details

Term: New 10 year lease
Lease: Full repairing and insuring lease
Rent: £20,000 per annum exclusive
Ground Rent: £5,156 per annum plus VAT for 2023/2024
Service Charge: £665 per annum plus VAT for 2023/2024

VAT

The property is VAT registered.



Rates

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

Net Annual Value:	£16,900
Rate in the £ for 2023/2024:	£0.572221
Estimated rates payable:	£9,666

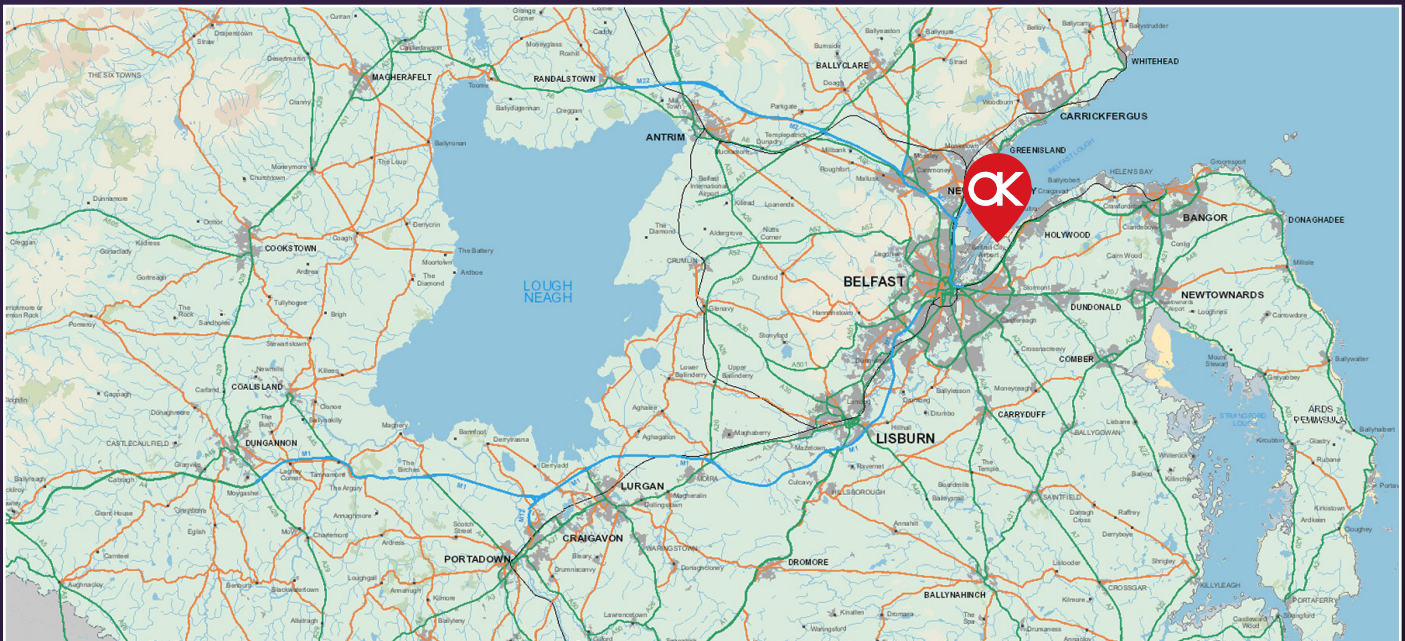
Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.





FOR IDENTIFICATION PURPOSES ONLY



GAVIN CLARKE: 📞 028 9027 0031 📠 079 6817 9888 ✉ gavin.clarke@osborneking.com

KYLE McCOMISKEY: 📞 028 9027 0012 📠 077 3081 1885 ✉ kyle.mccomiskey@osborneking.com

Osborne King, 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD

📞 028 9027 0000 ✉ property@osborneking.com 🌐 www.osborneking.com 🐦 📘 📺

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/uk/si/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 Osborne King. 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.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.