

# To Let

## First Floor Office Suite

Carnmoney House, Edgewater Office Park, Belfast



- Prominent office unit extending to 1,579 sq ft
- 6 dedicated car parking spaces
- Available for immediate occupation
- Surrounding occupiers include NIE Powerteam, Resource, City Air Express NI and Ostick & Williams

### Savills Belfast

1st Floor Lesley Studios  
32/36 May Street  
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## Location

The subject property is located in the popular Edgewater Office Park on the North Foreshore within the Belfast Harbour Estate just off Dargan Road, approximately 0.4 miles from the Victoria Terminal Port of Belfast, 2.5 miles from Belfast City Centre and 6 miles from the George Best Belfast City Airport. It is also in close proximity to Fortwilliam roundabout, ensuring accessibility to the provinces motorway and road networks.

## Description

The subject floor is accessed by a shared entrance with office suits to either side. Internally the units are fitted out to include carpet / wooden floors, plastered painted walls, suspended ceilings, recessed lighting, perimeter trunking and gas fired central heating. The property is portioned internally providing entrance reception, large open plan office and W.C. facilities

## Accommodation

The unit provides the following approximate areas:

Floor	Sq ft	Sq m
First	1,579	146.65
<b>Total</b>	<b>1,579</b>	<b>146.65</b>

## Lease Details

<b>Rent:</b>	£12,750 per annum
<b>Term:</b>	5 Years
<b>Repairs:</b>	Full repairing and insuring basis
<b>Insurance:</b>	Tenant to reimburse the landlord

## Rates Assessment

We are advised by Land and Property Services of the following:

Unit	NAV	Multiplier 2017/2018	Rates Payable
First Floor	13,410	0.602803	£8,084

## VAT

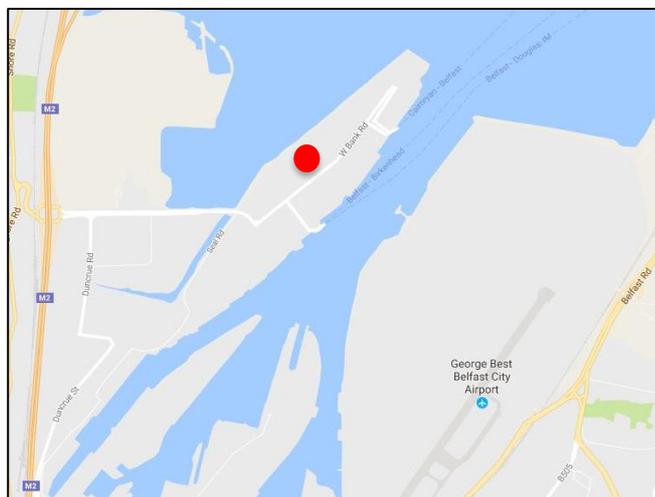
All prices, outgoing and rentals are exclusive of, but may be liable to Value Added Tax

## Title

All outgoing, prices and rentals quoted are exclusive of but may be liable to VAT.

## EPC

C56 – certificate available upon request



## Inspections

Strictly by prior appointment with the selling agent.

## Further Information/Viewings

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