



TO LET High Specification Office Accommodation of c. 7,525 Sq Ft (Following completion of Redevelopment / Refurbishment Works) With On Site Car Parking
Block 5 Annex, Jennymount Business Park
North Derby Street, Belfast BT15 3HN



OKT
O'CONNOR KENNEDY TURTLE

LOCATION

Jennymount Business Park is located on North Derby Street, off York Road in North Belfast on the historic site of Jennymount Linen Mill. The Mill was originally constructed in 1856 and the landmark Lanyon Building was later added in 1891.

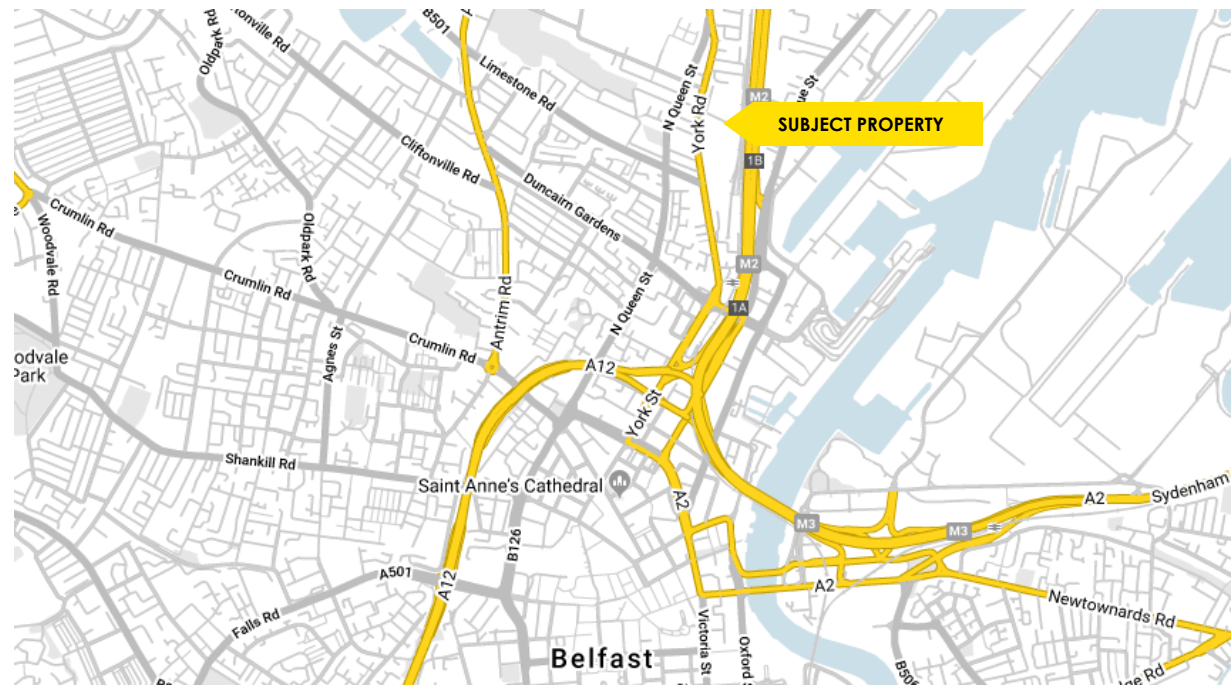
The subject properties were converted into office accommodation in 2002 and have undergone extensive refurbishment over recent years to provide modern office suites arranged over 6 blocks of accommodation.

The scheme currently comprises in excess of 85,000 sq ft of high specification space, situated in a high profile / strategic location on the periphery of Belfast City Centre.

- Within easy access of the province's M1, M2 and M3 network via the nearby York Street Interchange.
- In close proximity to the city's major public transport links to include Yorkgate Railway Halt and numerous bus routes.
- Approximately 2 miles north of Belfast City Centre, c. 4 miles from Belfast City Airport and c. 18 miles from Belfast International Airport.
- 200 space on site surface car park and secure directors car park.
- On-site facilities include the Cathy Short Theatre conference / presentation suite - free to use for all tenants.
- Occupiers include Abbey Bond Lovis, NSPCC, Belfast Health & Social Care Trust, Property Pal, Aperture, Prestige, Staff Nursing, Kaizen Print, Franklins and Sundara Design.

DESCRIPTION

The subject property will comprise own door office accommodation arranged over ground, first and second floor level with a newly constructed glazed extension and balcony area following completion of redevelopment / refurbishment works in Q 3/4 2020.



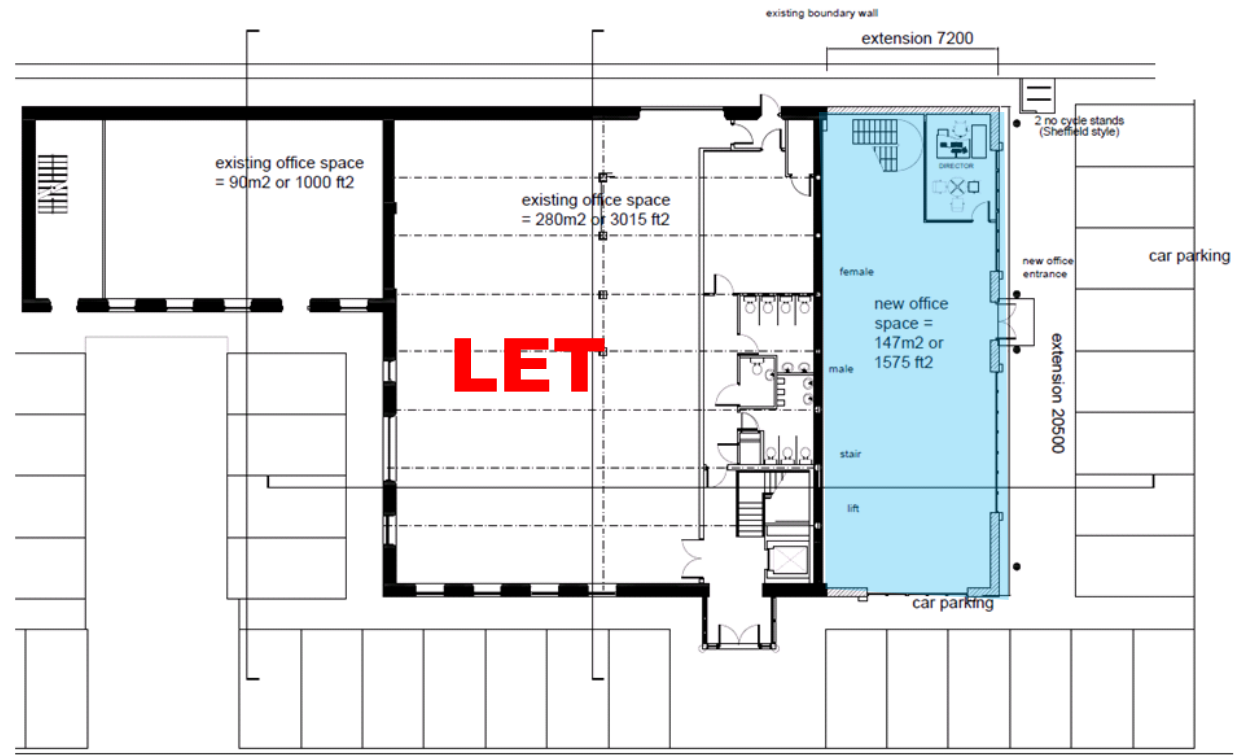
ACCOMMODATION

(Following completion of Redevelopment / Refurbishment Works)

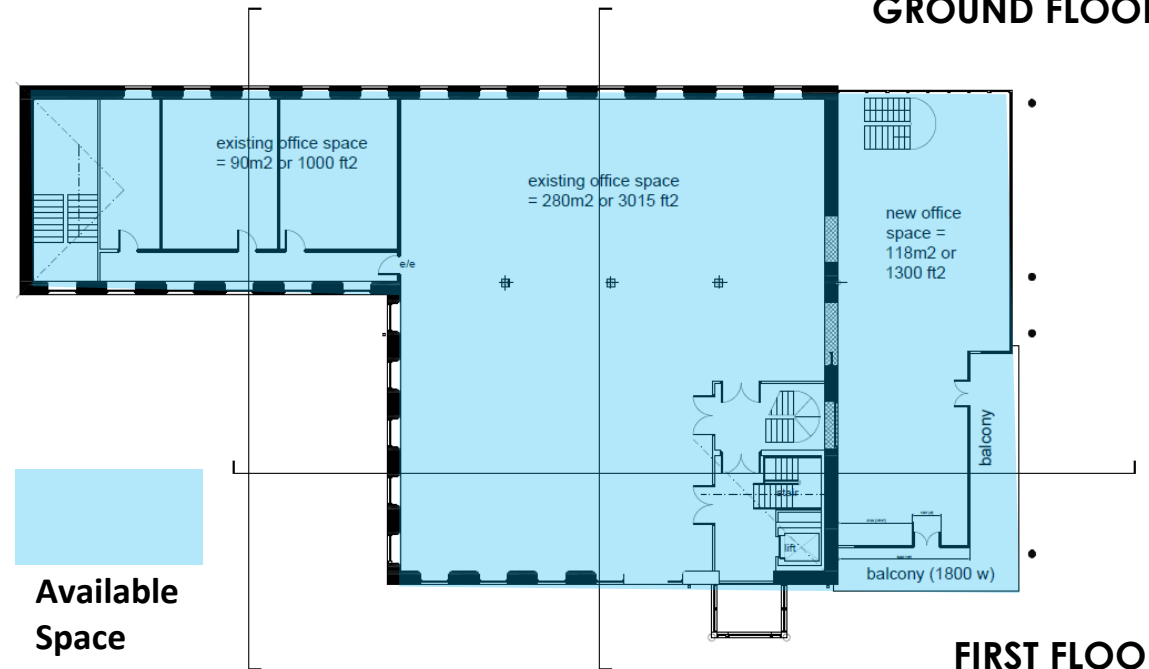
DESCRIPTION	AREA sq m	AREA sq ft
GROUND FLOOR	c. 147 SQ M	1,575 SQ FT
FIRST FLOOR	c. 493 SQ M	5,315 SQ FT
SECOND FLOOR	c. 59 SQ M	635 SQ FT
TOTAL ACCOMMODATION	c. 699 SQ M	7,525 SQ FT

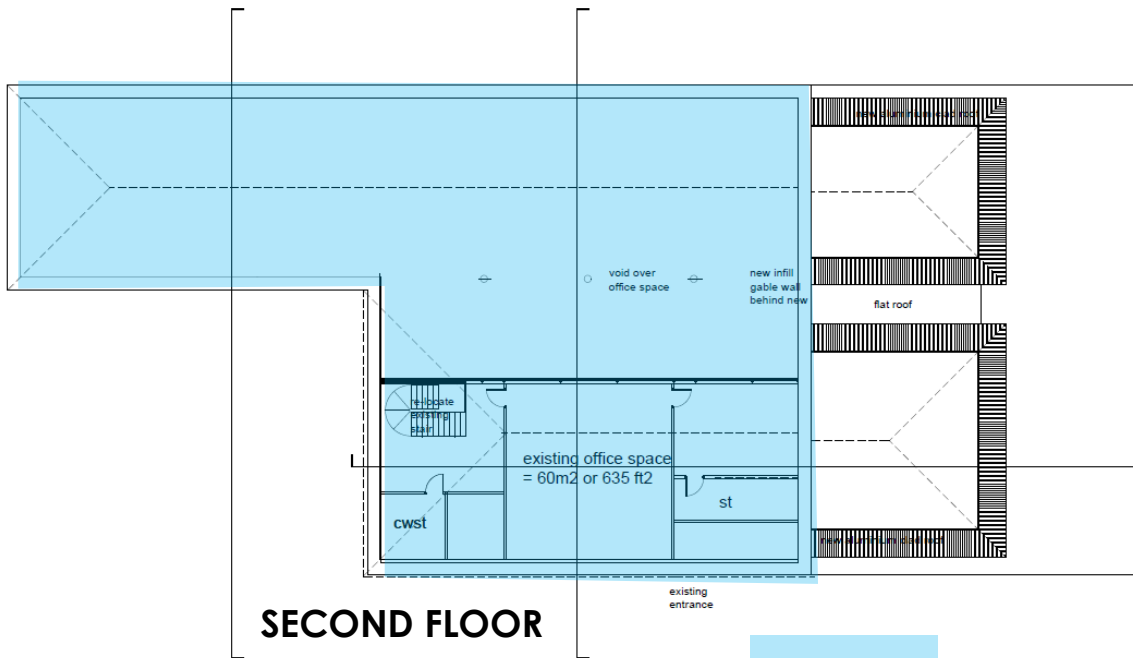
SPECIFICATION

-  Raised access flooring
-  Carpeted floor coverings
-  Plastered / painted walls
-  Suspended ceilings
-  Exposed timber trusses
-  Recessed lighting
-  Male/Female/Disabled WC
-  Passenger lift access
-  Kitchen/tea point facilities
-  Car parking facilities
-  On site security 24hr
-  Good transport links



GROUND FLOOR

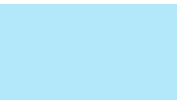




Ongoing Refurbishment



Artist's Impression



Available Space

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/ukxi/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

LEASE DETAILS

RENTAL: £11.00 per sq ft
 TERM: Negotiable subject to periodic upward only rent reviews
 REPAIRS/INSURANCE: Effectively full repairing and insuring terms by way of service charge contribution
 SERVICE CHARGE: Payable in respect of landlord's costs in maintaining the exterior of the building, lifts and common areas.

NAV

To be assessed following completion of redevelopment works.

Please note that all prospective tenants should make their own enquiries to confirm the NAV / rates payable.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

FURTHER DETAILS



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Our Ref: MMcN/JP/6831

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.