



TO LET

Modern Office Suites of c. 2,200 & 2,400 sq ft with on-site Parking

Davidson House, Glenavy Road Business Park, Moira, BT67 0LT

LOCATION / DESCRIPTION

Glenavy Road Business Park is located c. 1 mile from the Moira Junction of the M1 Motorway, c. 7 miles from Lisburn and c. 18 miles from Belfast providing quick and convenience access from all areas of the province.

Davidson House comprises modern office accommodation which has been finished to a high standard to include suspended ceilings with recessed lighting, painted / plastered walls, carpeted flooring, partial perimeter trunking, 6 person passenger light and gas fired heating.

Abundant on site communal parking.

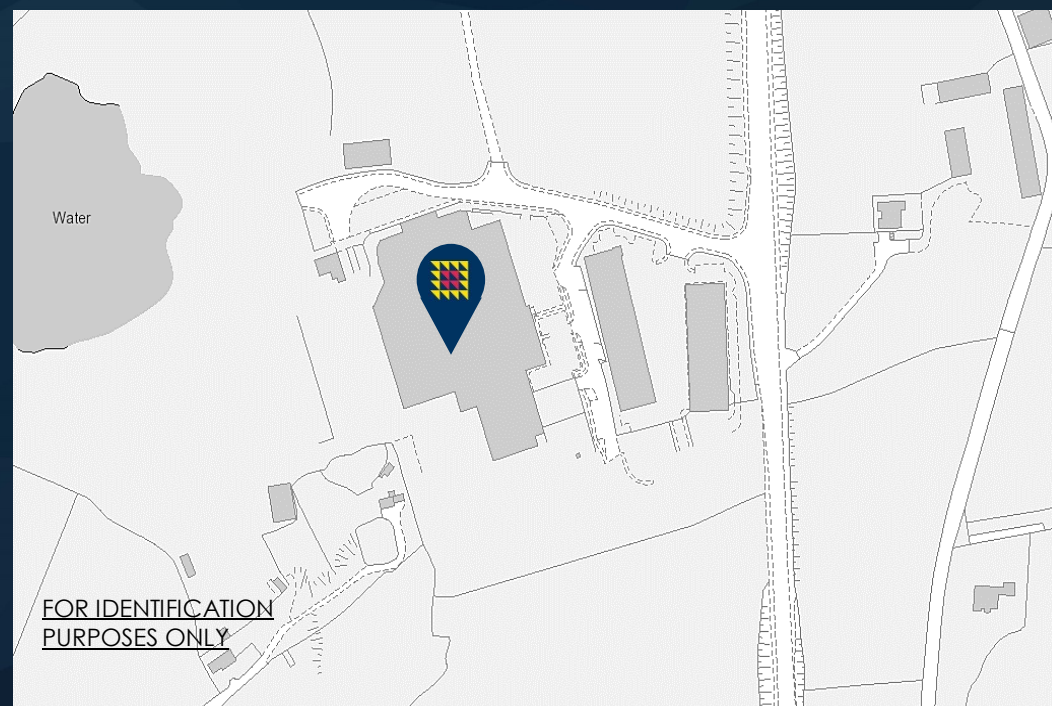
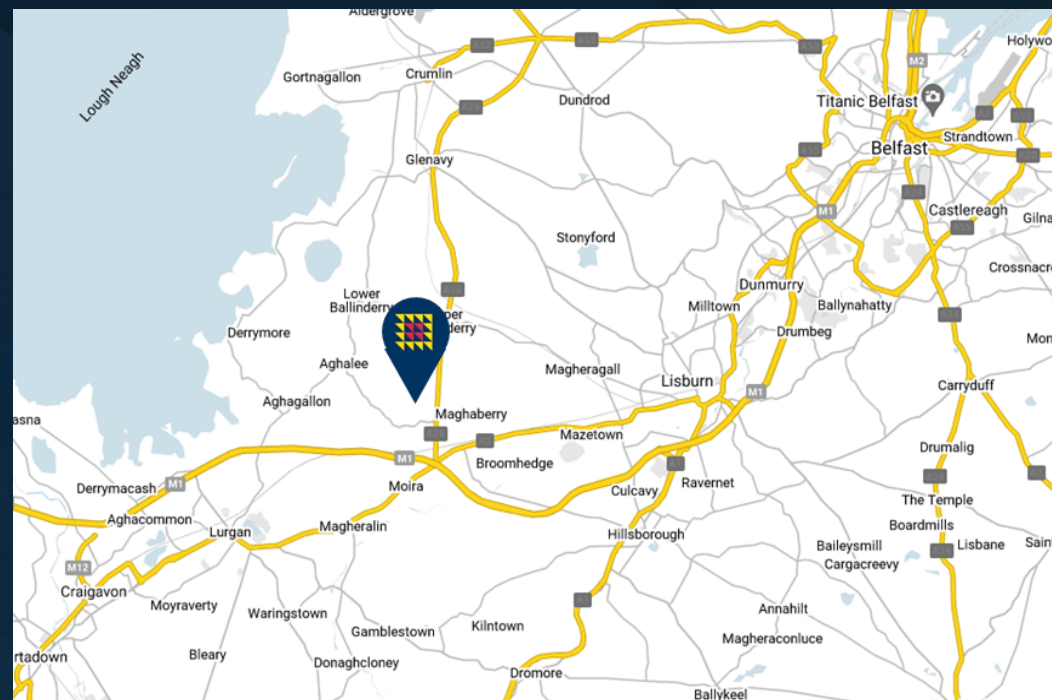
Other tenants in the building include, McLaughlin & Harvey, Agenda NI, Spectrum Financial Advisors, BPS Group & Elmgrove Foods with neighbouring occupiers including Greenfield Fertilizers, BP Petrol Filling Station / Convenience Store and Subway with Moira Village only a few minutes drive away/

ACCOMMODATION

Description	Area sq m	Area sq m
GROUND FLOOR		
Suite 5	C. 204 sq m	C. 2,200 sq ft
SECOND FLOOR		
Suite 6	C. 223 sq m	C. 2,400 sq ft

LEASE DETAILS

- TERM:** Negotiable subject to periodic upwards only rent reviews.
- RENTAL:** £9.50 per sq ft
- REPAIRS / INSURANCE:** The tenant will be responsible for all internal repairs and a proportionate liability of the cost of insuring the building
- SERVICE CHARGE:** A service charge will be levied to cover an appropriate portion of the cost of repairing and maintaining the exterior of the building and the common areas
- VAT:** All prices , outgoings etc are exclusive of, but may be subject to VAT

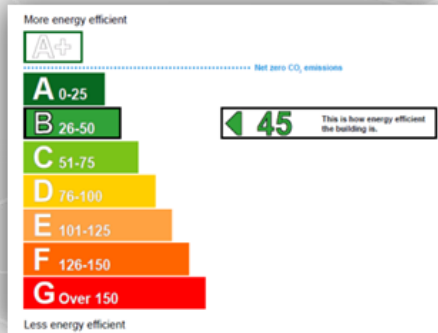


RATES

To be assessed. The commercial rate in the pound for 2021 / 2022 is £0.505616

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

EPC CERTIFICATE



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/uksi/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.

FILE NO: 5577



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