



# FOR SALE

Modern Warehouse and Office Accommodation Extending to c. 4,008 sq ft

**Unit B2, 22 Heron Road, Belfast, BT3 9LE**

The logo for OKT, consisting of the letters 'OK' stacked above 'T' in a bold, sans-serif font, set against a yellow triangular background.

# LOCATION

Belfast is Northern Ireland's capital city and largest urban settlement, having a population of c. 670,000 within its Metropolitan area. The city is located approximately 103 miles north of Dublin and 75 miles southeast of Londonderry.

The subject property is situated within Sydenham Business Park, one of Belfast's premier business parks located c. 2 miles from Belfast City Centre. The park is in close proximity to Belfast City Airport and the D5 development whose occupiers include Sainsbury's, B&Q, Ikea and Decathlon. The property benefits from excellent transport links to Greater Belfast, the Docks and the wider province via the M3 bridge interchange and Sydenham Bypass.

Neighbouring occupiers within the park include WCS, Joinery Services, Studio Four Interiors, Belfast Operatic Company and KEM UK.



# DESCRIPTION

The subject comprises a modern light industrial / office unit, the warehouse having a maximum eaves height of 20 ft and fitted to include suspended low energy lighting smooth screed concrete floors, block / profile steel elevations and profile steel roof covering incorporating a high percentage of translucent panels. The panels, along with the gable windows to the front of the property afford the building excellent levels of natural light. In addition, the warehouse is fitted with pallet racking which is to be included with the sale of the property.

The ground floor offices comprise an open plan office area with two private meeting rooms, fitted with painted and plastered walls, carpeted floors, recessed lighting and benefits from an energy efficient mechanical heat recovery (MVHR) system. Additionally on the ground floor there is a reception area, kitchen, store, and two WCs (one with disabled access).

The first floor comprises part finished office accommodation which can be fitted out to purchasers specification.

Externally there is ample customer and staff parking to both the front and rear of the property.

# ACCOMMODATION

Description	Area sq m	Area sq ft
Warehouse	C. 196 sq m	C. 2,115 sq ft
Ground Floor Office (including reception, kitchen	C. 93 sq m	C. 1,005 sq ft
First Floor	C. 83 sq m	C. 888 sq ft
<b>OVERALL TOTAL</b>	<b>C. 372 sq m</b>	<b>C. 4,008 sq ft</b>





# Photo Gallery

Unit B2, 22 Heron Road, Belfast

# SALE DETAILS

**PRICE:** Offers around £225,000  
**TITLE:** Long leasehold (expires 01/10/2133) subject to a current ground rent and service charge of £9,912 plus VAT  
**VAT:** All prices, outgoings etc are exclusive of, but may be subject to VAT.

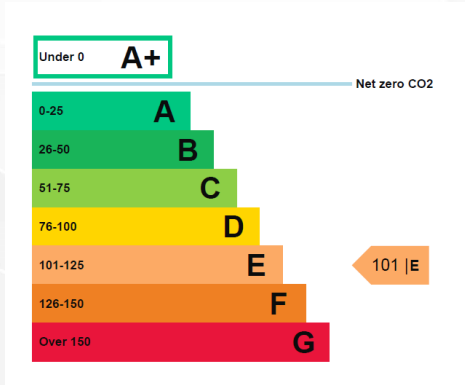
# RATES

We are advised that the current NAV for the subject is £15,600. The commercial rate in the pound for 2022 / 2023 is £0.551045.

Estimated Rates Payable: £8,596.30

**Please note that all prospective 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/uk/si/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: 9407

# CONTACT DETAILS

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