

Belfast

Unit 15 Sydenham Business Park Heron Road County Antrim BT3 9LE

- **Modern Leasehold Vacant Offices**
- Forms part of a modern business park
- Totalling 464.50 sq m (5,000 sq ft)
- Adjacent to Belfast City Airport
- May suit owner occupier or investor

Tenure

Leasehold. Held for a term of 125 years from 1st November 2007 and reviewed every fifth year in line with RPI. The ground rent is £9,005.15 plus VAT.

Location

Belfast is Northern Ireland's capital city with a population of some 286,000, two international

Vacant

airports and a thriving commercial sector. The property is situated to the north-east of Belfast, to the north-east of Belfast City Airport forming part of a modern business park of similar office units. The business park is accessed by the Dee Street junction of the A2 main road, which leads to Belfast to the south.

Description

This detached modern property is arranged on ground and one upper floor to provide an office building in shell and core.

The property provides the following gross internal accommodation and dimensions:

Total 464.5 sq m (5,000 sq ft)

NB. Floor areas provided by former selling agent.

Tenancy

The property is to be offered VACANT.

Seller's Solicitor

T McLaughlin Esq, ALG Belfast.
Tel: 0289 031 4466.
E-mail: tmclaughlin@algoodbody.com



VAT

Please refer to the Special Conditions of Sale.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

Please refer to website and legal pack.

Bangor

261 Donaghadee Road County Down BT19 6AG

- **Freehold Industrial Investment**
- Site extends to 0.67 acres
- Site may lend itself to redevelopment (1)
- Tenant holding over

Tenure

Freehold.

Current Rent Reserved £7,500 pa

Location

Bangor is approximately 20km (12 miles) east of Belfast and 10km (6 miles) north-west of Newtownards and serves as the administrative centre for the North Down District. Bangor has a strong road communication network, which provides excellent accessibility to the surrounding population. The A2 Belfast/Bangor Road is the main road to Belfast, with a journey time of approximately 20 minutes, whilst the A21 acts as Bangor's main southern arterial route connecting with Newtownards (8.2km/5 miles) and the A20 to the south.

The subject site is located on the Donaghadee Road, which is the main road linking Bangor with Donaghadee. The site is located c.2 miles from Bangor town centre in a rural location. The surrounding area is predominantly detached farmhouses and agricultural lands.

Seller's Solicitor

Ms C Geraghty, Arthur Cox.
Tel: 028 9023 0007.
E-mail: cary.geraghty@arthurcox.com



Description

The land extends to c.0.67 acres and has direct frontage onto the Donaghadee Road. The site currently benefits from a warehouse, which the tenant trades from for use as an engineering works.

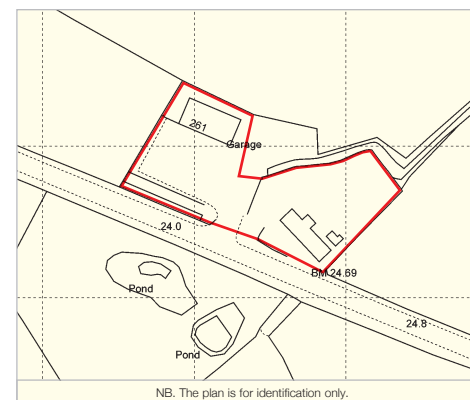
The property provides the following accommodation and dimensions:

Warehouse Totalling 169 sq m (1,823 sq ft)

Site Area 0.271 Hectares (0.67 Acres)
(Seller's floor areas provided by previous selling agent)

Tenancy

The property is at present let to AN INDIVIDUAL for a term of 2 years from 1st December 2010 at a current rent of £7,500 per annum.



Planning

The site may lend itself to alternative uses or redevelopment, subject to obtaining all the necessary consents.

VAT

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