

FOR SALE

OFFICE INVESTMENT – PART LET TO ENERGIA

8,560 SQ FT / 795.24 SQ M

PARKWOOD HOUSE, NEWFORGE LANE, BELFAST



028 9024 9024



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LOCATION

Newforge Lane is located just off the Malone Road, leading on from Balmoral Avenue. It is a well established suburban business park. The M1 motorway is located approximately 1.5 miles away with the interchange at Stockmans Way.

DESCRIPTION

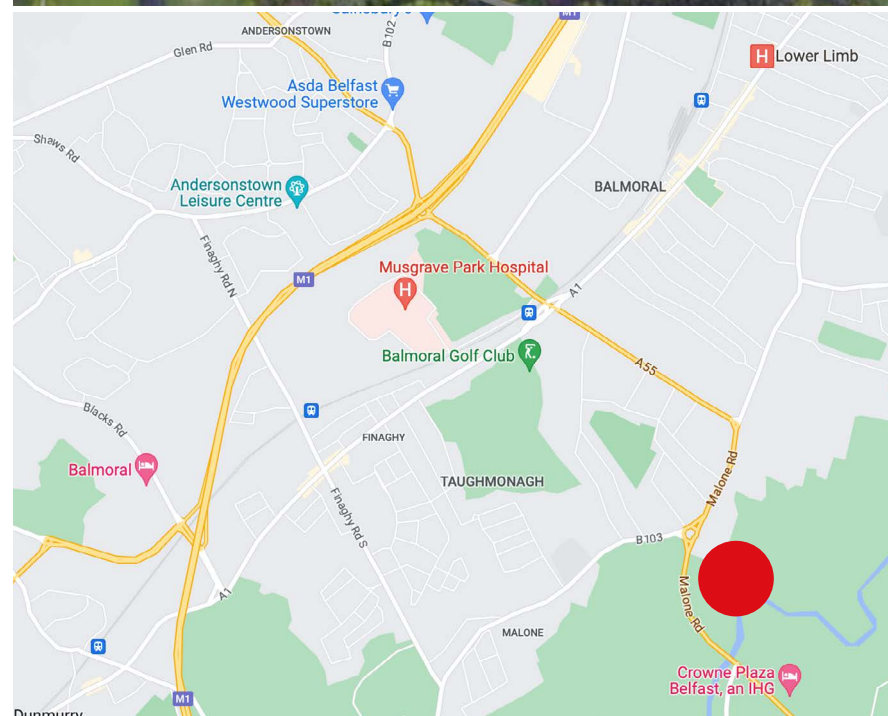
Parkwood House is a two storey detached office building, extending to 8,560 sq ft and has 32 car parking spaces on a site of approx. 0.4 acres.

The property is finished to include plastered and painted walls, carpet covered floors and gas fired central heating. The building also benefits from a passenger lift to provide access to the first floor.

Both floors are largely open plan, with a couple of individual offices, boardroom, kitchen and WC facilities.



Not To Scale. For indicative purposes only.



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LEASE DETAILS

Description	Sq Ft	Sq M
Ground Floor Office +17 car parking spaces	4,310	400.4
First Floor Office +15 car parking spaces	4,250	394.8
Total	8,560	795.2

TENANCY DETAILS

Floor	Tenant	Term	Rent (pax)
GF	Energia Group NI Holdings Ltd	Lease until 30.09.28	£47,443 (raising to £50,000 on 01.10.26)
FF	Vacant	TO LET	Quoting £52,500
Estimated Total Rental			£102,500

NAV

We have been advised by Land & Properties Services that the NAV's of the property are:

Floor	NAV	Payable
Ground Floor	£41,100	£23,518
First Floor	£40,500	£23,174

PRICE

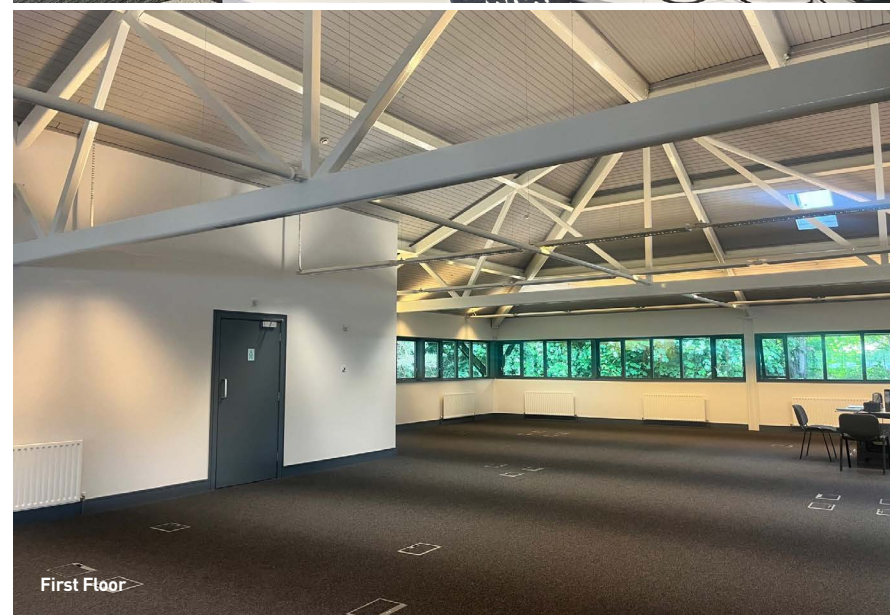
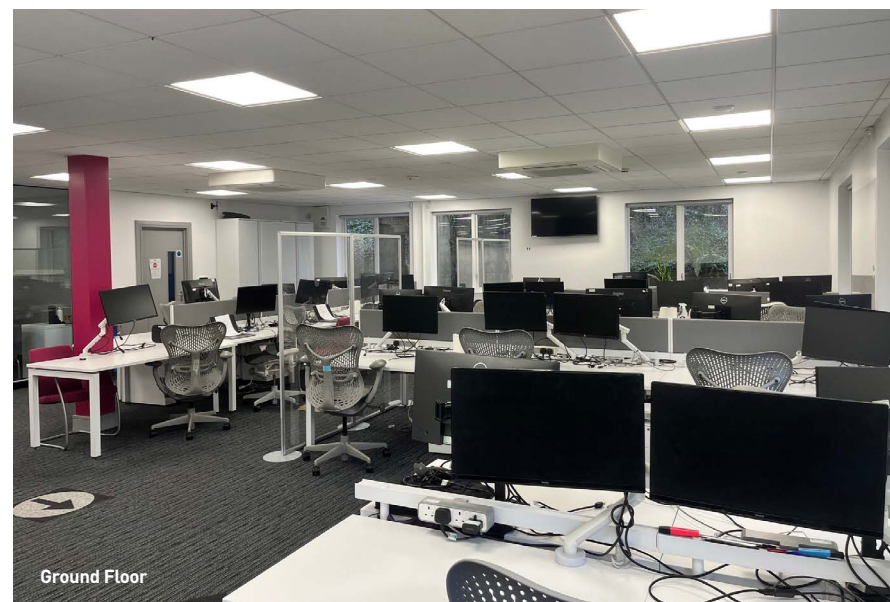
Offers around £795,000 for the freehold interest which equates to just under £115 psf.

VAT

Prices, outgoings and rent do not include VAT which may be chargeable.

EPC

B39.





For viewing appointments please contact:

Emily Law

07703 809256

emily@campbellcommercial.co.uk

Campbell Commercial

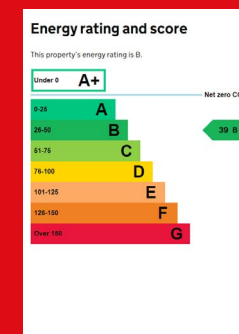
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