

TO LET

FIRST FLOOR OFFICE SUITE HAWTHORN OFFICE PARK,
39A STOCKMANS WAY, BELFAST, BT9 7ET

Campbell
Commercial

028 9024 9024



TO LET FIRST FLOOR OFFICE SUITE

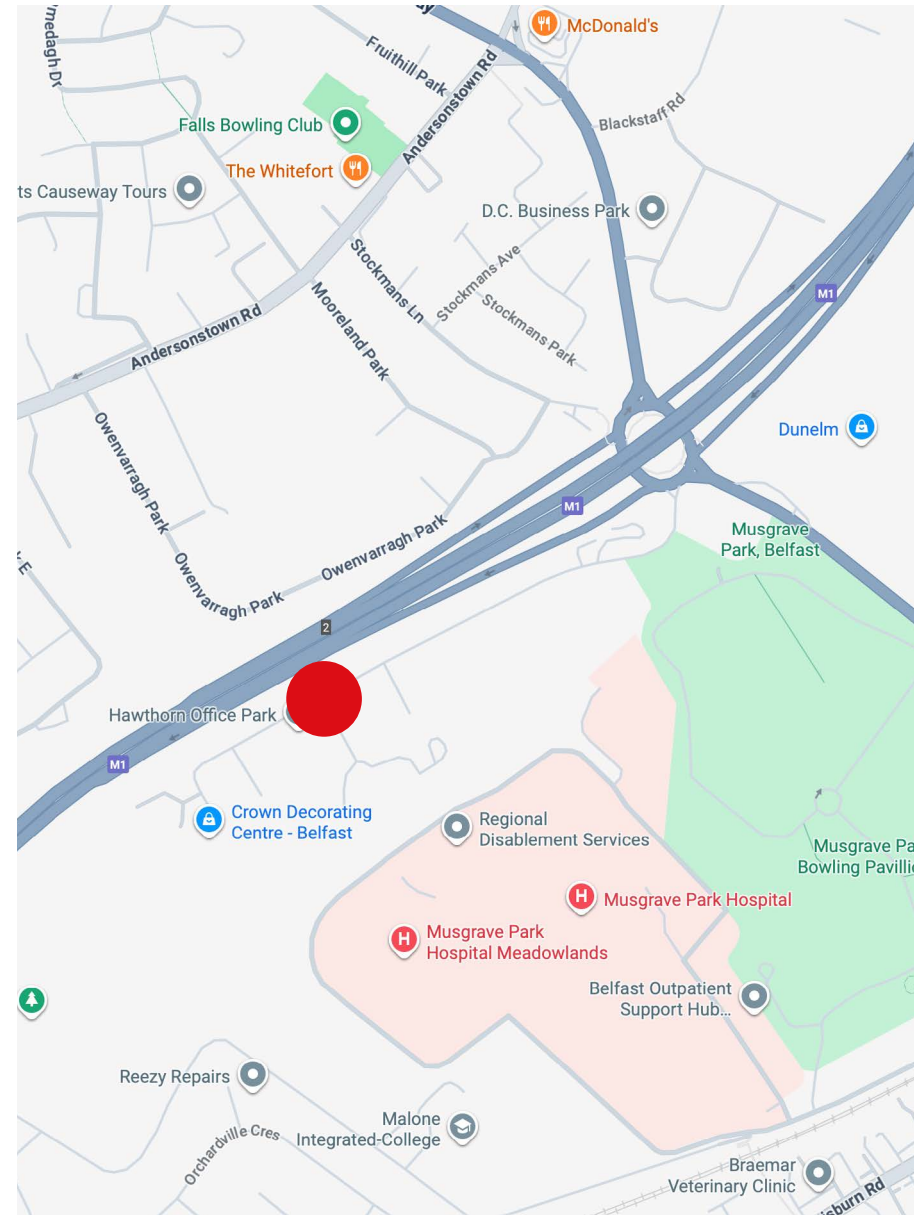
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LOCATION

The subject property is situated approximately 3 miles from Belfast City Centre, within Hawthorn Business Park which is a prominent and secure Office Park off Stockmans Way. This well regarded location runs adjacent to the M1 Motorway providing excellent provincewide access.

DESCRIPTION

The office is modern, bright and fully furnished, it is accessed via a passenger lift and stairs. It is finished to include plastered and painted walls, fully carpeted throughout, suspended ceilings with recessed LED lighting, gas central heating, air conditioning, raised access floors, intruder and fire alarms. 6 dedicated car parking spaces are also included.



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ACCOMMODATION

The suite comprises a total net area of 2,044 sq ft (189.88 sqm) which is subdivided to provide an open plan area, private office, board room, kitchenette, plus ladies & gents WC facilities

LEASE DETAILS

Rent: £24,000 per annum inclusive of service charge

Term: Negotiable

RATEABLE VALUE

We have been advised by Land & Property Services that the NAV of the property is £24,500. Rate Pounding 2025/26 is £0.626592

VAT

Prices outgoing and rentals do not include VAT which may be chargeable

EPC

B50.



Not To Scale. For indicative purposes only.



For viewing appointments please contact:

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Campbell Commercial

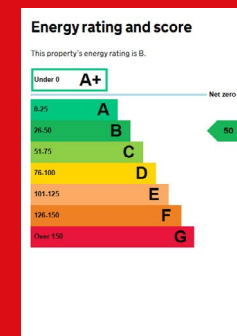
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