

**19 Designated
Car Parking Spaces**



To Let

**(By way of Assignment / Sub Lease)
Alanbrooke House, Unit 2A & 2C Castlereagh Business Park,
478 Castlereagh Road, Belfast BT5 6BQ**

**Riddell
McKibbin**

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PROPERTY SUMMARY

- 2 no. fully fitted office suites within established office park
- Accommodation available in one or two lots (c. 2,150 sq ft – c. 3,226 sq ft)
- Immediately available
- Includes 19 no. designated car parking spaces
- Rent negotiable

LOCATION

Prominent and easily accessible East Belfast office park fronting the Castlereagh Road, close to its junction with the Ballygowan Road (A23) and Belfast's Outer Ring Road (A55)

Only 2 miles from the City Centre and close to all local amenities (Lidl, Tesco, Spar etc) Suitable for businesses / professional office users. There is a Metro Bus route with stops directly outside the Park.

Other occupiers in the Park include MacMillan Cancer, Headway, Blue Zinc IT, Red Rock Financial, McAuley Financial and Calico.

DESCRIPTION

The subject comprises a semi-detached purpose built office building within a bespoke office park built c.2005 set over ground, first and mezzanine floors capable of being occupied in one or two suites.

Fully fitted Grade A office accommodation in a well-established Office Park, finished to a good specification to include carpet floor covering, plastered and painted walls, suspended ceilings with recess strip lighting, various partitioned offices, air conditioning, GFCH, entry system and perimeter trunking. Each suite has dedicated disabled access WCs.

There is lift access from ground to first floor. The mezzanine is accessed via stairs only.

There are 19 no. dedicated car parking spaces adjacent to the building.

FIT OUT / SPECIFICATION

The landlord is prepared to undertake fit out works, subject to costs and lease term offered.

ACCOMMODATION (All areas are approximate)

The net internal areas (NIA) of each suite are as follows:

Suite 2A

Ground Floor	200 sqm	2,150 sq ft
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Suite 2C

First Floor	200 sq m	2,150 sq ft
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Mezzanine	100 sq m	1,076 sq ft
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The suites are available individually or as a single demise.

VAT

We have been advised by Land and Property Services of the following:

Alanbrooke House, Suite 2A:	£43,000
Rates in the Pound 2019/2020:	0.614135
Estimated Rates Payable:	£26,407

Note: The Suites currently have a single rating assessment. In the event they are let individually 2 separate assessments for 2A and 2C will be allocated reflecting the above pro rata rate, to be confirmed.

EPC

B40

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

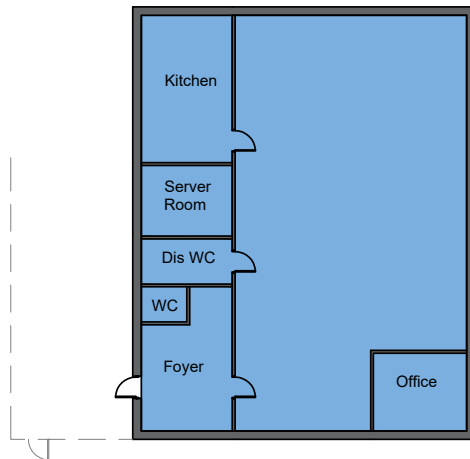
PROPOSAL

Available by way of assignment / sub lease.

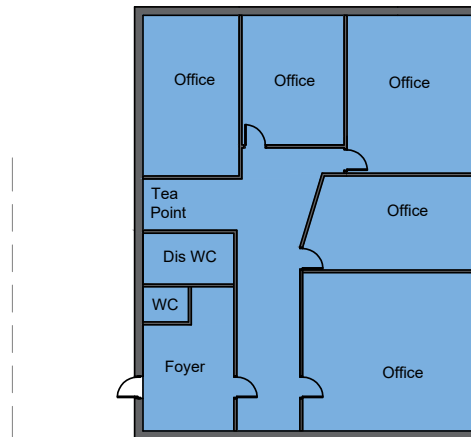
Term:	Negotiable
Rent:	Negotiable
Repairs / Insurance:	Tenant responsible for internal repairs. Tenant to reimburse the landlord for the insurance apportionment. (£366.67 approx.).
Service Charge:	Levied to cover external repairs, maintenance & management of the common parts of the building. £5,956.80 per annum (approx.).

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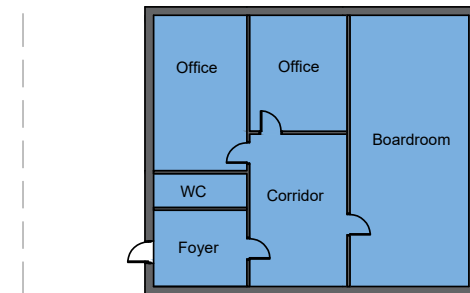
Indicative layout plan



Suite 2A Ground Floor



Suite 2C First Floor



Mezzanine

FURTHER INFORMATION

For more information or to arrange a viewing please contact:

Riddell McKibbin

Mark Riddell

07920 186523

mark@riddellmckibbin.com

Martin McKibbin

07715 269699

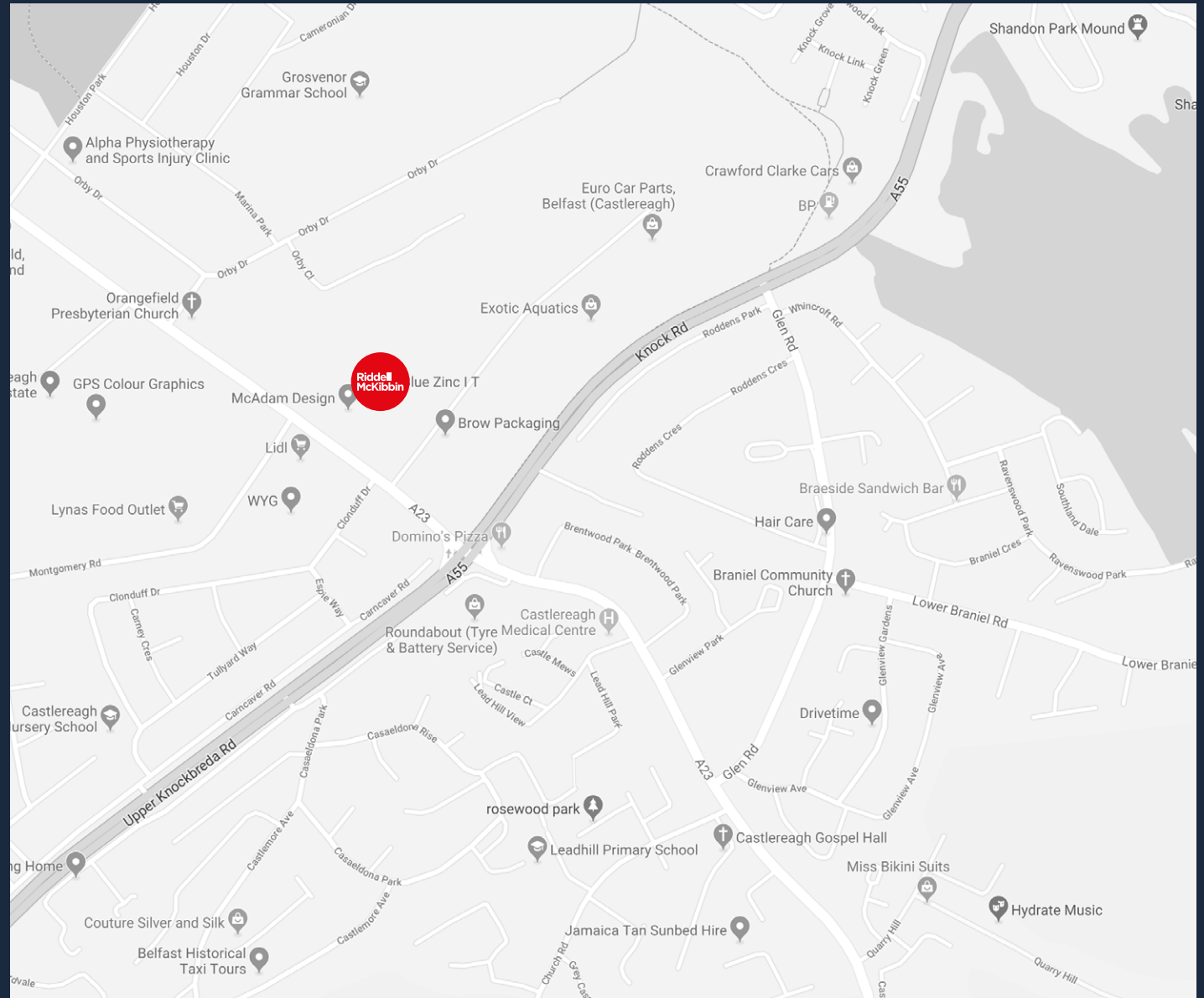
martin@riddellmckibbin.com

3rd Floor
7-11 Linenhall Street
Belfast
BT2 8AA

028 9531 3122

www.riddellmckibbin.com

Ref: RM051



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