



Purdys Lane/Outer Ring, South Belfast.

To Let

Exceptional suburban offices with generous on-site car parking

From

2,137 Sq. Ft (198.53 Sq. M)—

4,274 Sq. Ft (397.06 Sq. M)



Location

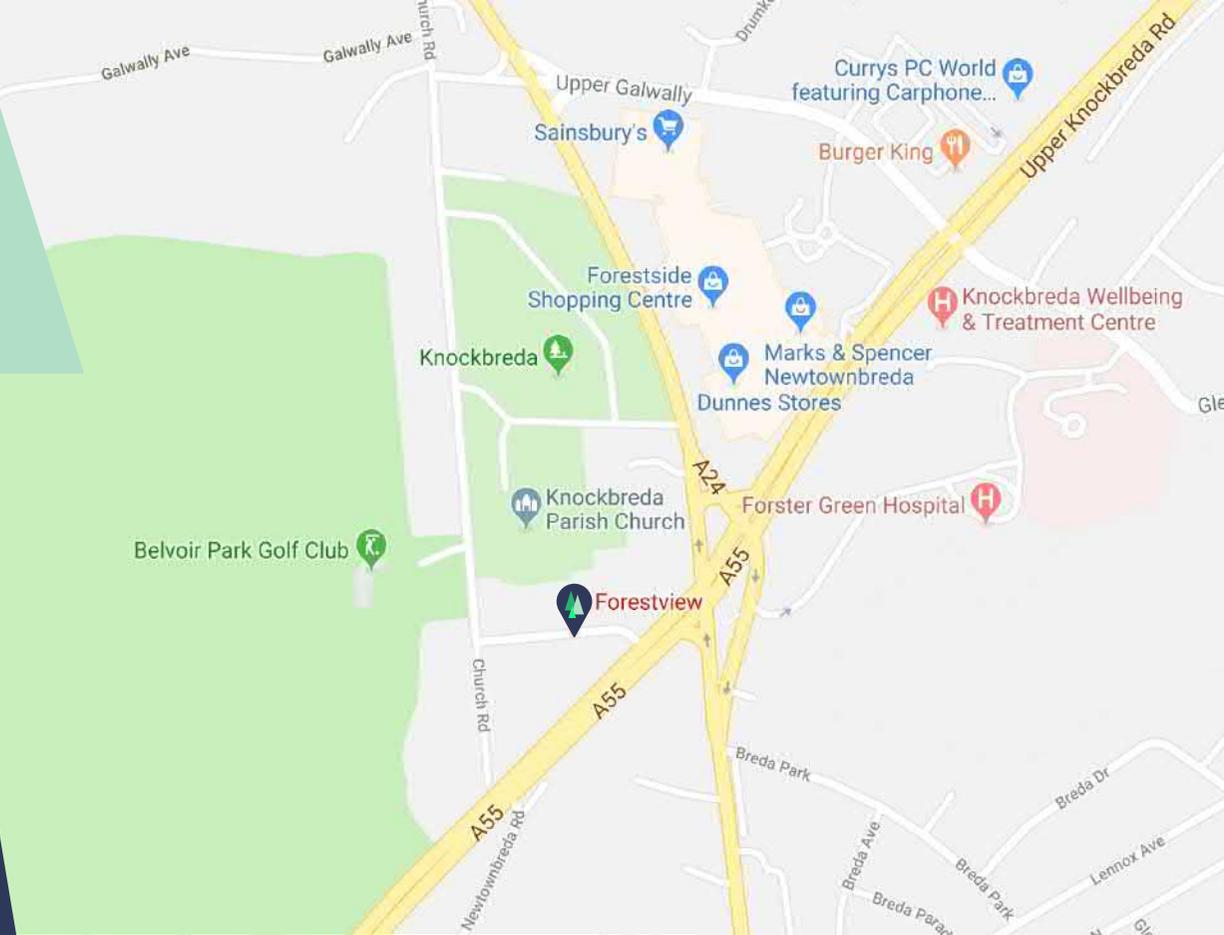
Forestview is located in an attractive South Belfast suburban location, adjacent to the junction of the Saintfield Road and the A55 Outer Ring, yet only 2 miles to Belfast City Centre.

The outer ring provides easy access to Lisburn, North Down, Carryduff and beyond. George Best City Airport is also within a 15 minute drive.

Accessibility, car parking and a pleasant working environment are the main attributes of these office suites.

Forestsides Shopping Centre with M&S, Sainsbury's and Dunnes Stores is a short walk. Tesco and Drumkeen Retail Park are also nearby.

There are a selection of coffee shops at Forestside as well as nearby Ormeau and Saintfield Roads. Belvoir Park Golf Club and the Lagan Valley Regional Park are also within easy reach.



Description

The building comprises a three storey office development. There is a generous on-site parking provision. All set on mature site of approx. 0.73 acres.

The property benefits from a passenger lift and each floor contains kitchen facilities and male and female toilets.

There are currently 2 office suites available with each suite capable of being configured to an incoming tenants requirement.

Each floor is split into 3 suites, 2,137 sq.ft (198.53sq m) each.

Block 2 Ground Floor	Unit B	To Let
Block 4 First Floor	Unit G	To Let
Block 2 First Floor	Unit F	LET
Block 3 Ground Floor	Unit J	LET
Block 3 Second Floor	Unit C	LET



Information

Rent

(negotiable)

From **£12.50 psf**

VAT

All prices, charges and rentals are quoted exclusive of VAT. The property is not VAT registered.

Rateable Value

Suite B has an NAV of £22,100 and rates payable of £11,893

Suite G has an estimated NAV of £20,000 and rates payable of £10,763

Term

5 years

Repairs & Insurance

Tenant responsible for internal repairs. External repairs via a service charge

Service Charge

A service charge will be levied to cover external repairs, maintenance of common areas and heating of the premises.

Insurance

Tenant to reimburse the landlord in respect of a fair proportion of the buildings insurance premium.



Contact

Stephen Deyermond

T 028 9089 4065

E stephen.deyermond@tdkproperty.com



TDK Commercial Property Consultants
85 Victoria Street
Belfast
BT1 4PB
T: (028) 9024 7111

tdkproperty.com

TDK for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of TDK or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) TDK cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of TDK has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) TDK will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

