



**To Let**

(by way of assignment)

Prominent Corporate HQ Accommodation 7,372 sq. ft.

**Block 1 Jennymount Business Park**

**tdk** commercial  
property  
consultants

028 9024 7111  
[www.tdkproperty.com](http://www.tdkproperty.com)

## PROPERTY SUMMARY

- Prominent stand-alone office building
- Excellent transport links
- Generous on site parking (over 20 Spaces)

### LOCATION

Jennymount Business Park is located just north of Belfast city centre on North Derby Street. The Park is located in a strategic location with easy access to the motorway network and is a short walk to the nearby Yorkgate train station. Other occupiers in the business park include the NSPCC, Belfast Health and Social Care Trust, PropertyPal and Staff Nursing.

### DESCRIPTION

This standalone office block offers 7,372 sq. feet over two floors. Internally the office benefits from double height glazed reception area, 3m floor to ceiling height throughout, raised access flooring, multi zonal air conditioning, painted plastered walls with fluorescent strip lighting and carpeted floors. The unit has 20 dedicated parking spaces on site with further communal parking available.

### ACCOMODATION

	Sq. Ft.	Sq. M
Ground Floor	3,535	328
First Floor	3,838	357

### LEASE TERMS

Term	Lease expiry 31st May 2024 (possibly longer, subject to negotiation)
Rent	£58,000,
Repairs	Effectively full repairing and insuring basis by way of a service charge, currently £25,200 pa for this unit.

### RATEABLE TERMS

We are advised by LPS that the current NAV is £31,700 Rate in the £ for Belfast City Council, 2022/23 is £0.551045. Estimated Rates Payable 2022/23 £17,468 pa.



## VAT

All prices, rentals and outgoings are quoted net of VAT which may be chargeable.

## EPC

C - 73



## FURTHER INFORMATION

For more information or to arrange a viewing please contact:



Contact: Stephen Deyermond  
Tel: 028 9089 4065  
Mobile: 07968 727196  
Email: [stephen.deyermond@tdkproperty.com](mailto:stephen.deyermond@tdkproperty.com)

Contact: Connor James  
Tel: 028 9024 7111  
Mobile: 07341 866173  
Email: [connor.james@tdkproperty.com](mailto:connor.james@tdkproperty.com)



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