



## Modern Office Accommodation

### Property Highlights

- Office suites available from 730 sq.ft (67.72 sq.m) to 2,493 sq.ft (231.59 sq.m).
- Abundant on site carparking.
- Available for immediate occupation.

For more information, please contact:

Mark McCaul

028 9023 3455

[mark.mccaul@cushwake-ni.com](mailto:mark.mccaul@cushwake-ni.com)

Emma Withers

028 9023 3455

[emma.withers@cushwake-ni.com](mailto:emma.withers@cushwake-ni.com)

Joint Agents:

Savills

028 9026 7820

[cushmanwakefield-ni.com](http://cushmanwakefield-ni.com)

## Location

The subject property, located on the Colinglen Road is conveniently located being only approximately 5 minutes drive from the M1 motorway, 10 minutes from Belfast & Lisburn and 15 minutes from Nutts Corner. It is situated in close proximity to the Springbank Industrial Estate with occupiers including Flynn, Colorite and Fusion Antibodies.

## Description

The subject property comprises a modern office building arranged over two floors, providing a mix of open plan and cellular accommodation, finished to include plastered & painted walls, part suspended, part plastered ceilings with recessed and surfaced mounted lighting, carpeted floors and perimeter trunking.

Each suite benefits from its own kitchen and wc facilities, whilst there is a boardroom situated at 1<sup>st</sup> floor which can be hired on an ad hoc basis, subject to agreement.

There is also an abundance of on-site carparking.

## Accommodation

Description	Area Sq Ft	Area Sq M
Suite 1 Ground Floor	1,303	121.04
Suite 1 First Floor	460	42.73
<b>Suite 1 Total</b>	<b>1,763</b>	<b>163.78</b>
Suite 2 Ground Floor	730	67.81
<b>Total</b>	<b>2,493</b>	<b>231.59</b>

\* Landlord may give consideration to splitting Suite 1. Please contact the agent to discuss.

## Lease Details

<b>Term</b>	By negotiation.
<b>Rent</b>	Suite 1: £15,000 per annum exclusive. Suite 2: £6,000 per annum exclusive.
<b>Repairs</b>	Full Repairing terms by way of a service charge.
<b>Insurance</b>	Tenant responsible for a fair proportion of the building insurance premium.
<b>Service Charge</b>	Levied to cover external repairs, maintenance & management of the common parts.

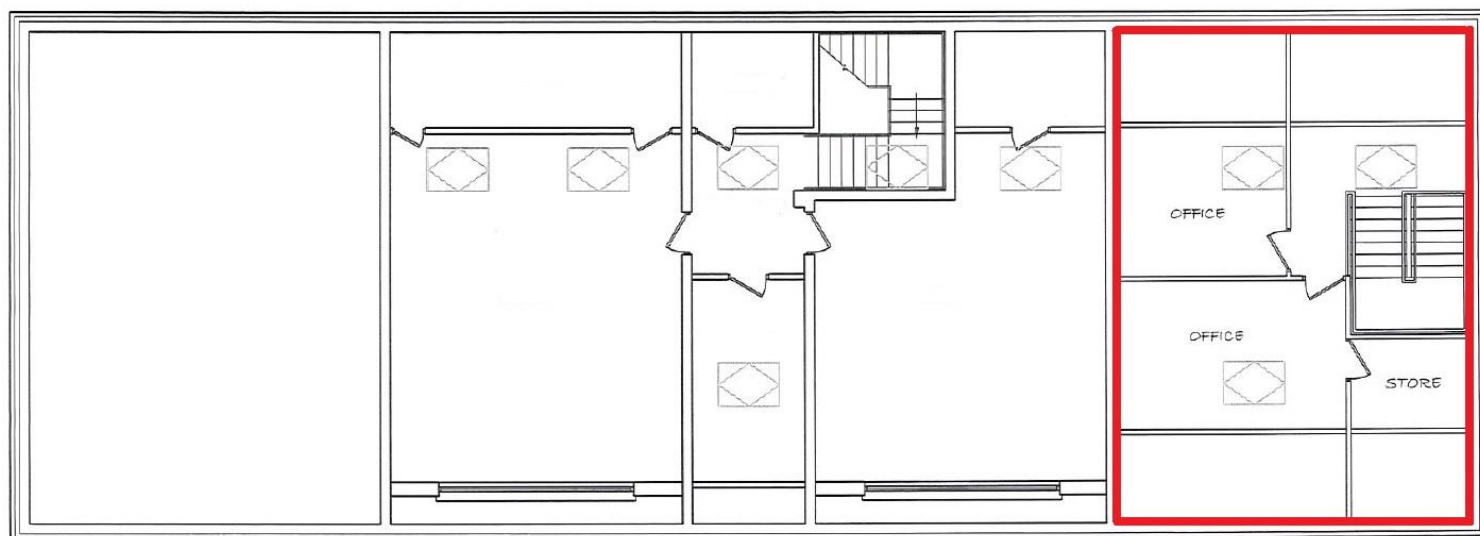
**TO LET**  
**27 Colinglen Road, Belfast**

**NAV**

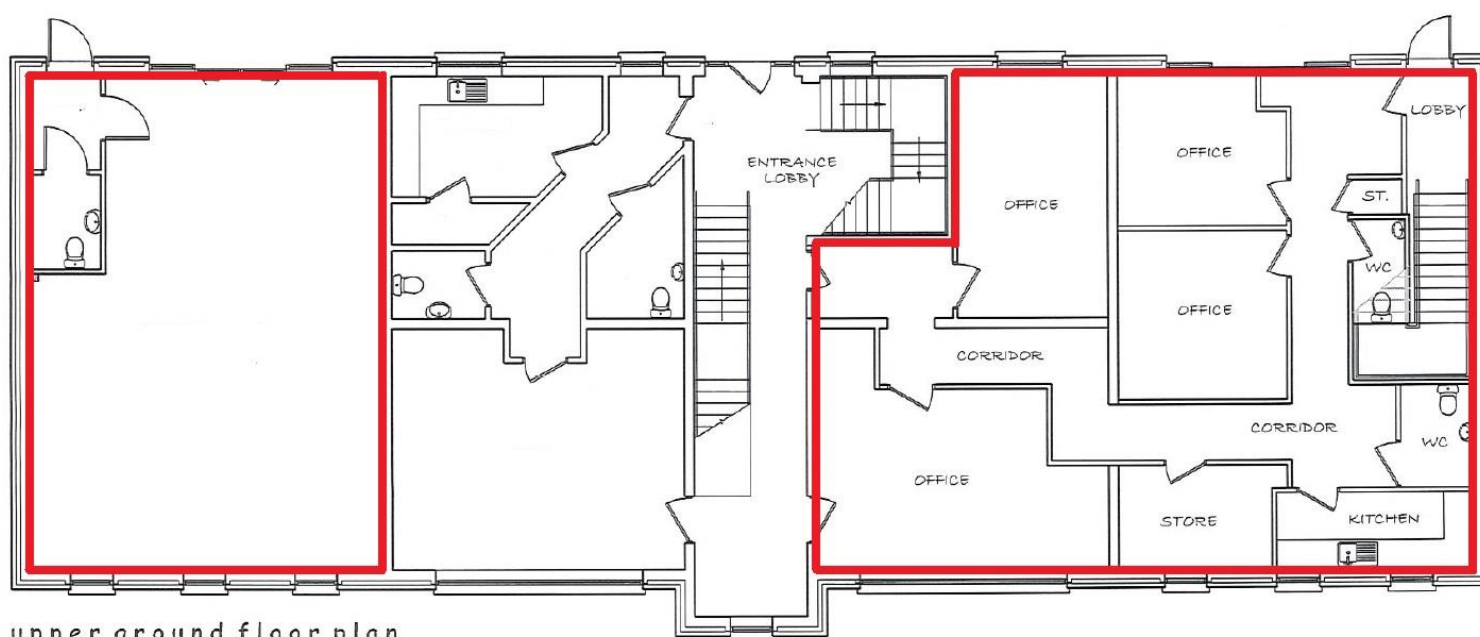
To be confirmed. Rate in £ 2019/2020 is 0.614135

**VAT**

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable at the prevailing rate.



first floor plan



upper ground floor plan

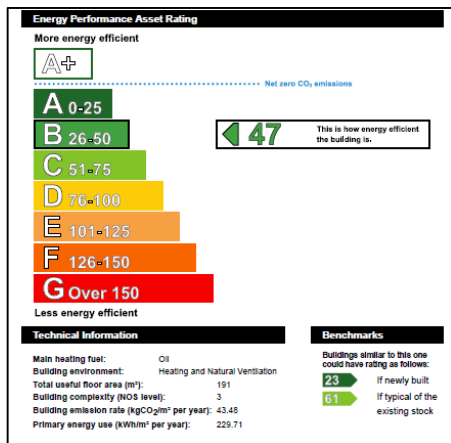
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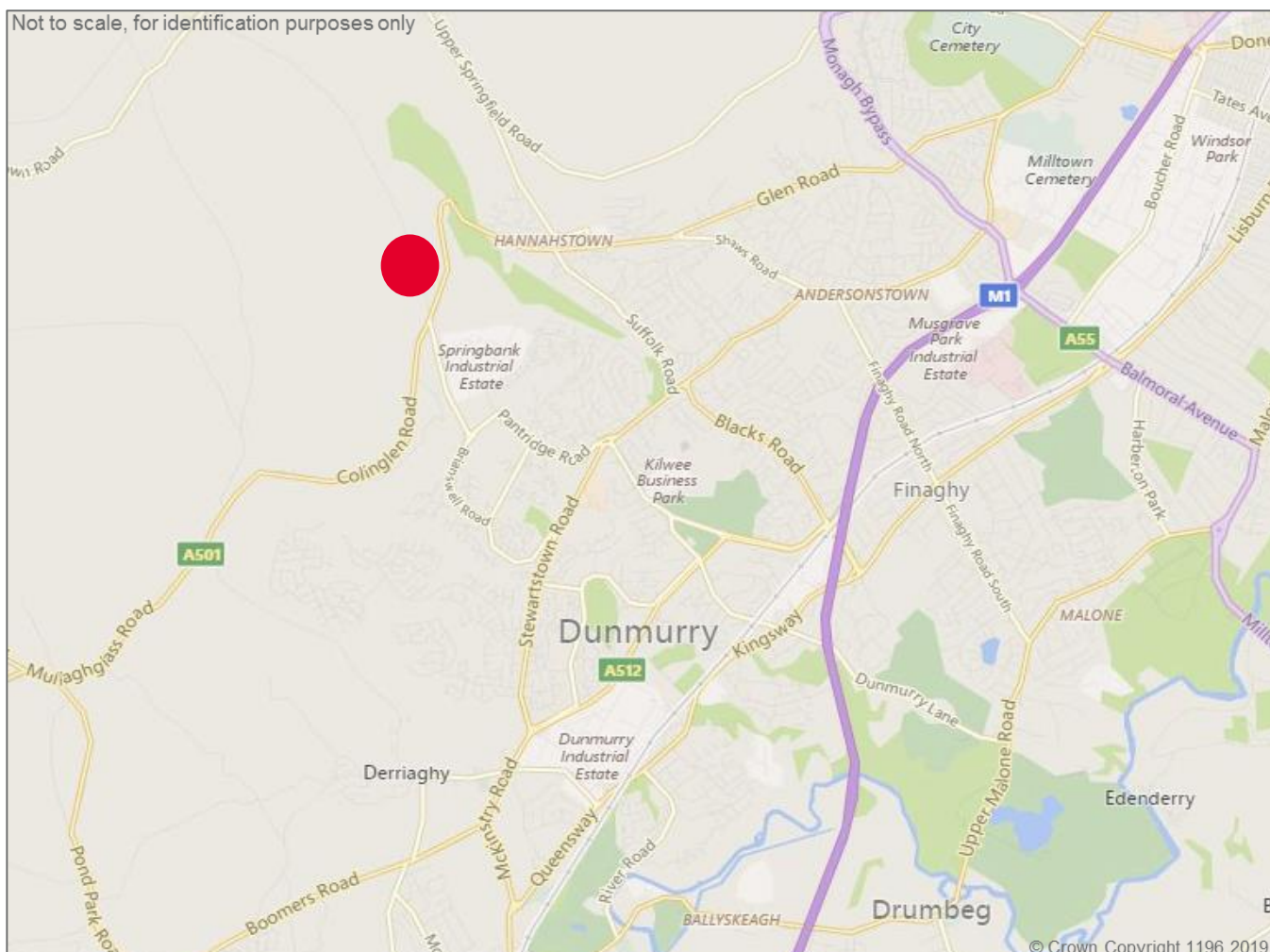
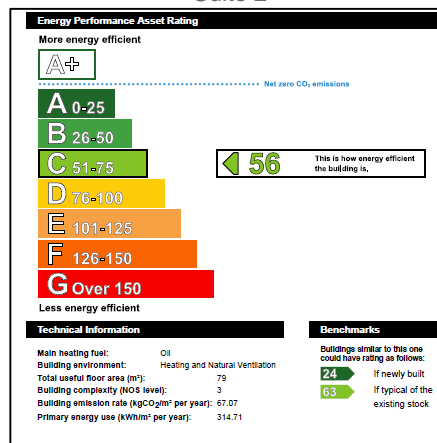
# TO LET

## 27 Colinglen Road, Belfast

Suite 1



Suite 2



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