

Second Floor, Lucas Exchange II, 1a Orchard Way, 63 Greystone Road, Antrim, BT41 2RU

To Let

Attractive self-contained Grade A office suite of approximately 5,680 sq ft benefitting from on-site car parking.



Location

Lucas Exchange Office Park is strategically located on the Greystone Road, just c. 2 miles from Antrim Town Centre. Antrim is a town c.14 miles north of Belfast with a population of c. 23,375 people. The property is easily accessible via the M2 motorway and is located c. 1 mile from Junction 6 (Rathbeg). The property is also located in close proximity to Belfast international Airport c. 8 miles from the office.

Description

The accommodation offers a self-contained second floor office premises which has recently been refurbished to CAT A standard to include plastered and painted walls, raised access flooring, carpeted flooring, LED recessed strip lighting, heating and cooling air conditioning system and WC facilities. The space is served by way of a 9 person passenger lift and stairwell serving all floors. Other occupants within the park include Extracare, Texthelp and Project Design Engineers. There are 7no. dedicated covered car parking spaces as well as generous communal parking on site.

Schedule of Accommodation

	Sq Ft	Sq M
Second Floor	5,680	528

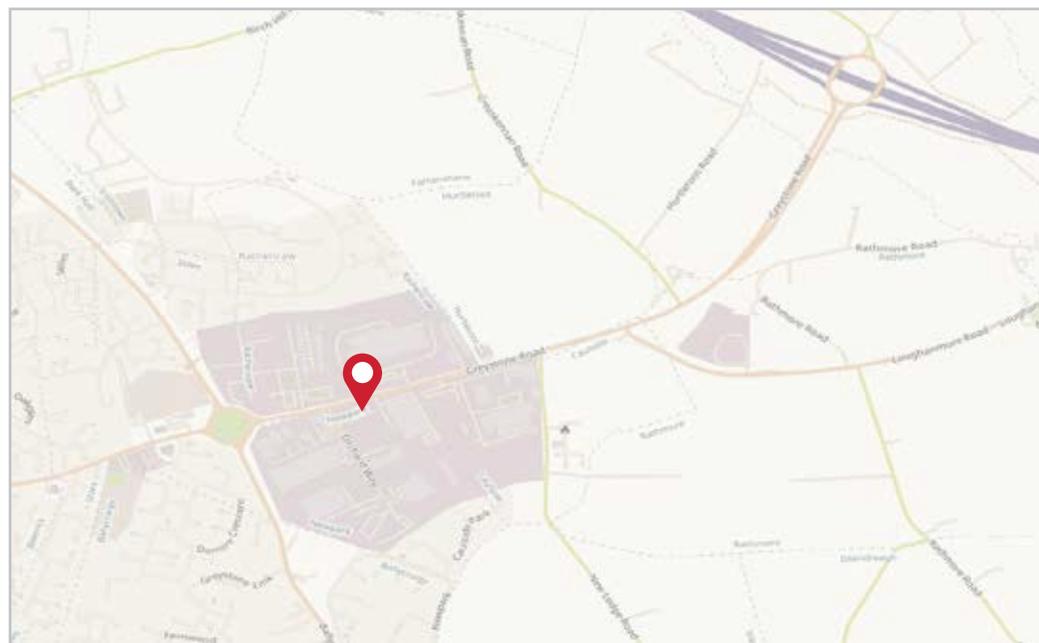
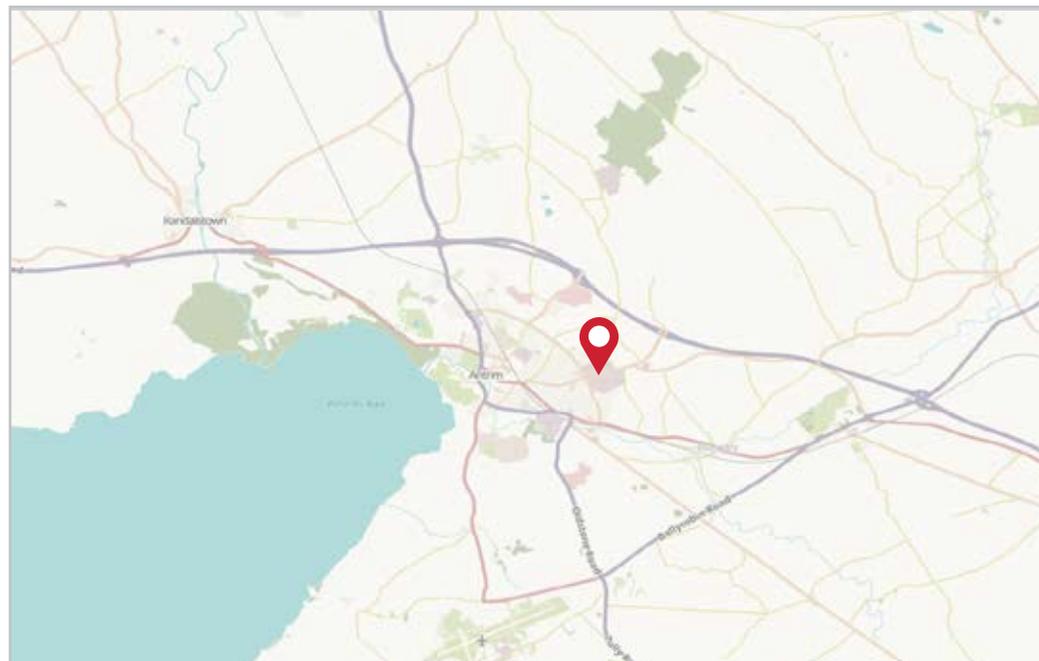
Lease Details

Term - By negotiation.

Rent - £59,755 per annum exclusive.

Insurance - Tenant will be responsible for reimbursing the Landlord with a fair proportion of the insurance premium of the building.

Service Charge - A service charge will be levied to cover external repairs and maintenance of common areas.



For Indicative Purposes Only





Rates

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

Net Annual Value: £41,300

Rate in £ 21/22: £0.5194

Rates payable, if applicable: £21,451.22

Energy Performance Certificate

The property benefits from an EPC rating of C65 and the Energy Performance Certificate is available upon request.

Value Added Tax

We are advised that the property is elected for VAT and VAT will be charged in addition to the prices quoted.

Further Information

For further information, please contact:-

**Lambert
Smith
Hampton**

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