

TO LET

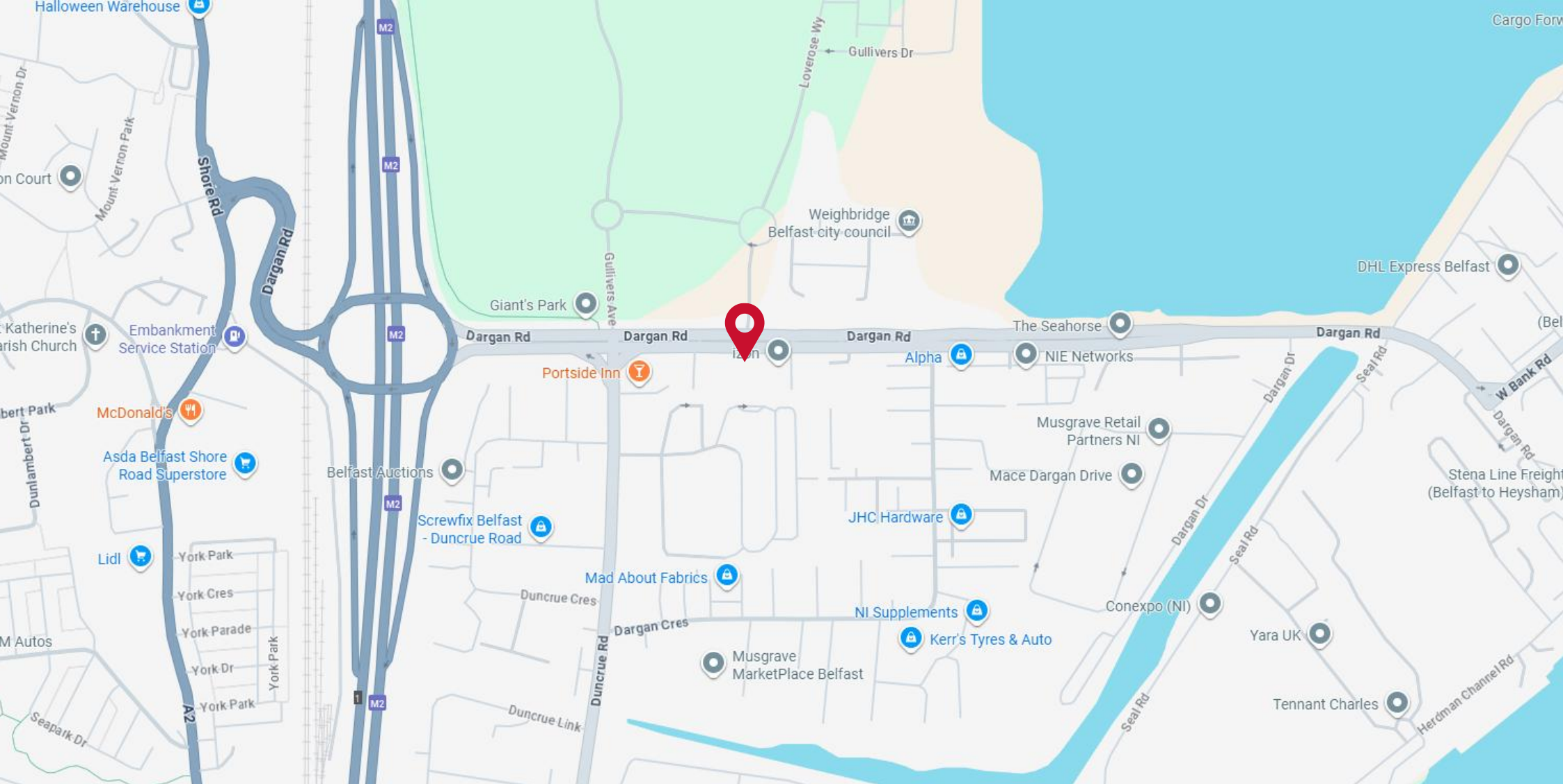
**Lambert
Smith
Hampton**



TO LET
FULLY REFURBISHED
OFFICE BUILDING
5,655 SQ FT (525 SQ M)
**Lambert
Smith
Hampton**
028 9032 7954
www.lsh.ie

**33 Dargan Road, Belfast
BT3 9JU**

Fully Refurbished Office Accommodation with 23 no.
On-Site Car Parking Spaces.
Available from Approximately 2,539-5,655 Sq Ft.



LOCATION

The subject property is located within Fortwilliam Business Park, a modern office development, situated approximately 4.5 miles from Belfast City Centre, and in close proximity to the M1 and M2 motorways providing ease of access North and South of the province. The property is also strategically located just 5.1 miles from George Best Belfast City Airport and approx. 14.4 miles from Belfast International Airport.

Occupiers within the immediate vicinity include Kuehne & Nagel, Dale Farm, Everun and I3 Digital. The property is well served by a range of amenities in close proximity including Ashers Bakery, Greggs and the Portside Inn.

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DESCRIPTION

The subject property is a three-storey purpose-built office building arranged to provide for open plan offices on all floors with an ancillary board room/meeting room at first floor level, kitchen facilities and male, female and DDA compliant WC facilities.

- Carpeted raised access floors
- Suspended ceilings
- Recessed LED lighting
- Plastered and painted walls
- Gas fired central heating
- Temperature controlled air conditioning throughout
- Newly installed kitchen facilities at ground and first floor
- Male, Female and DDA compliant WC facilities
- Newly installed lift - 8 Passenger
- 23 dedicated on-site car parking spaces
- The property is capable of subdivision

SCHEDULE OF ACCOMMODATION

	Sq Ft	Sq M
Ground Floor	2,539	235.90
First Floor	2,119	196.82
Second Floor	997	92.60
Total	5,655	525.32

LEASE DETAILS

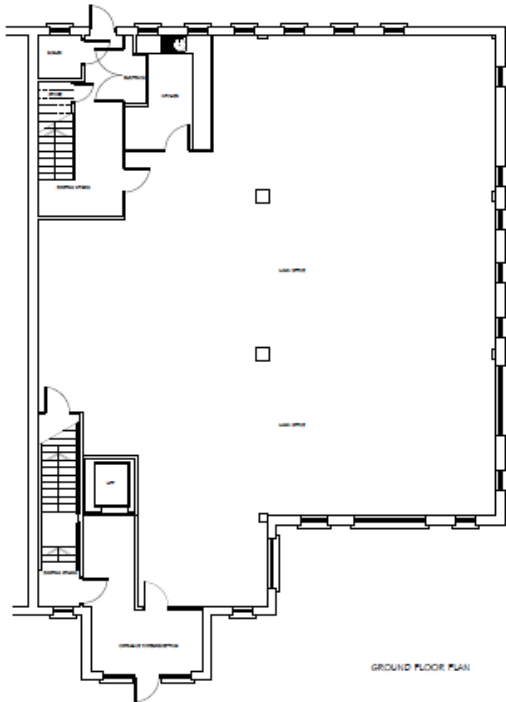
Rent:	Price on application.
Term:	By negotiation.
Repairs:	Full repairing an insuring.
Insurance:	The tenant will reimburse the landlord with a fair proportion of the cost of insuring the premises.



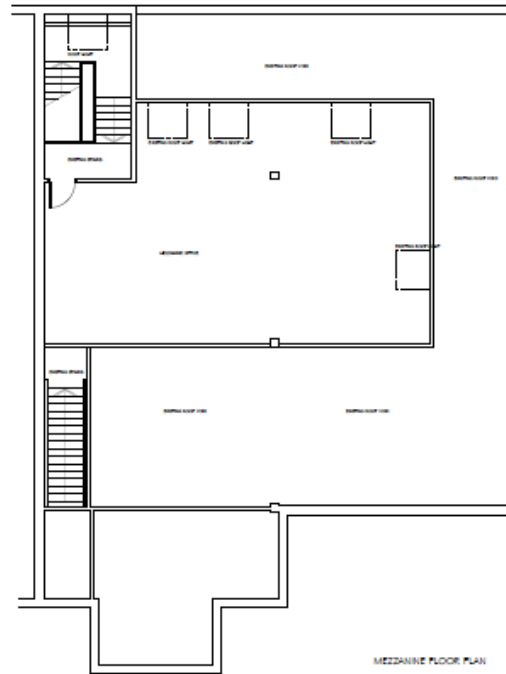


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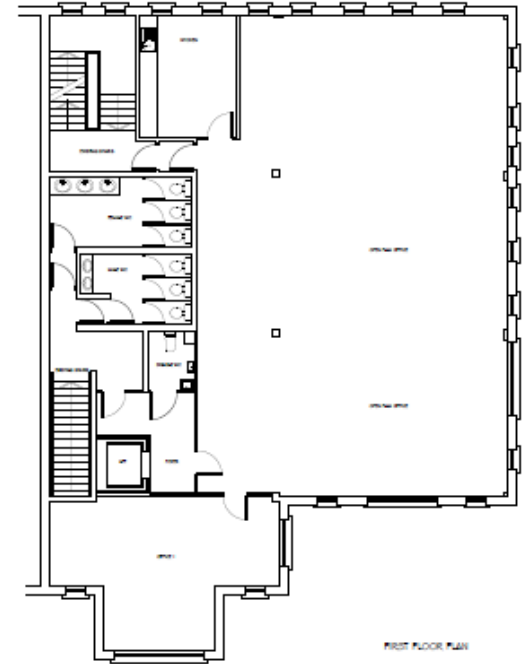
FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Rear Car Parking

For Further Information

CONTACT

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RATEABLE VALUE

We have been advised by Land and Property Services that the rateable value of the property is as follows:

Net Annual Value: £64,600

Rate in £ 2025/26: £0.626592

Rates Payable (if applicable): est £40,477.84 per annum

ENERGY PERFORMANCE CERTIFICATE

We have been advised that the subject property benefits from an EPC rating of C68 and the Energy Performance Certificate is available upon request.

VALUE ADDED TAX

We have been advised that the subject property is VAT registered and therefore VAT will be charged in addition to the figures quoted within this brochure.

ANTI MONEY LAUNDERING

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser/ tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

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